

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF LUCAS

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ISSUES AND OPPORTUNITIES

The “Issues and Opportunities” chapter of the Plan gives an overview of the important demographic trends and background information needed to understand the changes taking place in Lucas. As required under §66.1001, Wisconsin Statutes, this chapter includes existing conditions, trends, and forecasts for population, households, and employment. It also includes overall goals to guide the future preservation and development in the Town over the 20-year planning period.

General Overview

The Town of Lucas, located in northwestern Dunn County, is predominately a rural community with many steep wooded hills. The Town has experienced modest population growth over the past decade.

Residents enjoy the rural atmosphere of the Town. The large number of active farms and gently rolling topography contribute to a rural character. Water resources, such as Gilbert Creek, flowing springs, ponds and wetlands add to the open, rural feel. While much of the land in Lucas Township is undeveloped, pockets of residential development, which have increased in density in recent years, punctuate the landscape.

Development has existed in the town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that if something isn’t done soon the town will risk losing its rural character. Current residents treasure the rural landscape of the Town. This landscape is also proving attractive to an increasing number of new residents. Given the Town’s proximity to the Minneapolis/St. Paul Metro Area, the Cities of Menomonie, Eau Claire, and Chippewa Falls as well as access to Interstate 94 and State Highways 29 and 12, unplanned growth over the next 20 years could gradually erode the Town’s rural character.

Residents are concerned that the town will end up looking very different in the coming decades. In this context, planned development that respects individual property rights and proceeds in a timely, orderly, and predictable manner is essential to preserving the Town’s farmland; protecting its wetlands, woodlands, and other natural features; avoiding land use conflicts; providing appropriate housing and employment opportunities; and protecting the Town’s rural heritage.

Vision Statement

To protect and maintain the rural character of the Town of Lucas while guiding responsible growth for the benefit of current and future citizens. For a definition of terms see Appendix A.

Plan Objectives

The purpose of the plan is to provide information about the Town, its resources, its residents and its existing character. The plan also addresses what the community wants Lucas to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around nine planning elements: Issues and Opportunities, Housing, Transportation, Agriculture, Natural and Cultural Resources, Utilities and Community Facilities, Economic Development, Land Use, Intergovernmental Cooperation and Implementation. Following are general overviews and an analytic framework addressing the overviews.

Issues and Opportunities Element

Provides demographic information and identifies development trends, gives an overview of key issues and opportunities, researches selected trends in the local community and generates population projections.

Housing Element

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

Transportation Element

Provides basic information about existing transportation networks in and around the township. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan and develops goals and objectives.

Agriculture Element

Collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture & areas of non-agricultural importance.

Natural and Cultural Element

Provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

Utilities and Community Facilities Element

Provides information on facilities and services such as solid waste management, sewer & water, recreational areas and schools. It also identifies public facilities and services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

Economic Development Element

Provides basic economic information about the Township by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

Land Use Element

Reveals the importance and relationships of land uses by identifying current land uses, preparing an existing land use map, identifying potentially contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections and preparing a land use projection.

Intergovernmental Cooperation Element

Assesses the Township's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts and develops a process to resolve conflicts within its bounds and between itself & other communities.

Implementation Element

Describes specific actions and sequences to implement the integration of the above elements. It develops a process to measure progress and develops a format for updating the plan.

Public Participation

To guide the planning process, the Town Board and Town Plan Commission—directed a number of efforts to ensure that this Comprehensive Plan is based on the concerns of Lucas residents. These efforts also raised key issues and opportunities that later sections of the Plan attempt to address. The results of these exercises are summarized below:

1. Community Survey

The Town mailed a survey to all property owners in April 2005. Of the 274 surveys mailed, 185 were returned to the Town Hall. For a response rate of over 60% percent, which is exceptional for survey of this type. The survey included questions to gather basic demographic data, obtain an assessment of current situations in the Town, and get opinions on the future of the Town. Full results of the survey are in Appendix B. The following is a brief summary of the survey results:

Community Character:

Respondents were concerned with preserving the rural, agricultural atmosphere and appearance of the Town. "Rural atmosphere" was by far the number one reason given for choosing Lucas as a place to live. Other top reasons included the natural beauty of the town, family roots, quality school districts, and farming opportunities. Nearly all respondents rated the preservation of farmland as an important goal for the Town.

Land Use:

Most respondents were interested in strengthening Town land use policies to better guide future growth. Ideas receiving support included limiting the amount of new housing development, concentrating new housing in areas next to existing developments, and designating more land in the Town plan for agricultural and open space preservation. However, when it came to minimum lot size there was no clear

direction. The Town Board has indicated that it will make development of land-use ordinances — including subdivision and conservation subdivision ordinances — a priority in the near future. A key goal of these ordinances will be to control development in ways that discourage urban and industrial sprawl, preserve farmland, protect natural resources and preserve the rural character and beauty of the township.

Economic Development:

Lucas currently has a limited number of businesses and commercial facilities. At present there are two roadside bars that serve food, and a few small manufacturing businesses. Most survey respondents did not favor expansion of industry in the town. However, those respondents supporting increased industrial development suggested designating specific areas along the I-94 corridor, and in high traffic corridors.

Environment:

Respondents overwhelmingly supported the preservation of woodlands, wetlands, wildlife habitat, and historic resources within the Town.

2. Visioning Workshop

The Town held a vision workshop on May 11, 2005. The purpose of the workshop was to identify a shared future vision for the Town, and somewhat more detailed strategies for achieving that vision. In total, 40 Town residents attended this workshop and identified Lucas's opportunities and challenges for future growth and preservation.

Participants were asked to express their opinions about the Town's strengths, weaknesses, opportunities and threats. Common responses included:

Strengths:

Beautiful rural setting; active agricultural community; close to Menomonie, with good highway system for easy access; friendly atmosphere; low crime; good schools.

Weaknesses:

Vulnerable to development pressures; unplanned housing growth; loss of farmland due to high price of land.

Opportunities:

Chance to preserve agricultural land and natural resources; balance residential and business growth with rural atmosphere; channel development into appropriate areas.

Threats:

Inflation of property values and taxes; development pressures from nearby urban communities; fragmentation and loss of agricultural land; groundwater pollution; noise and light pollution.

3. Open Houses

The Town held two open houses in 2005 — on October 4th and October 15th — to gather input on Town Goals. A combined total of 10 residents attended. The open houses each consisted of a presentation of goals, followed by a question and answer period and individual examination of presentation materials and maps. Participants provided verbal and written reactions. In general, attendance was low but those attending supported the following goals:

Goals

Community

To protect and maintain the rural character of the Town of Lucas while guiding responsible growth for the benefit of the Town and its citizens.

Housing

To encourage adequate, safe and environmentally compatible housing which provides for the needs of current and future citizens while maintaining the rural character of the Town of Lucas.

Transportation

To develop and maintain adequate, safe and environmentally compatible transportation networks which provide support for current and future citizens and businesses of the Town of Lucas.

Utilities and Community Facilities

To provide for adequate utilities and community facilities to maintain the controlled growth of the town with minimum impact on its natural surroundings.

Economic Development

To provide economic development support for the citizens of the Town of Lucas while maintaining its rural character.

Natural, Agricultural, and Cultural Resources

Natural Resources:

To recognize, preserve and ensure the integrity of the extraordinary natural resources of the Town of Lucas.

Agricultural Resources:

To continue support of agricultural activities while encouraging minimal impact on the environment in the Town of Lucas

Cultural Resources:

Preserve and protect the cultural and historical resources of the Town of Lucas.

Intergovernmental Cooperation

To establish appropriate and cooperative relationships with various adjacent governmental units and jurisdictions.

Land Use

To encourage a coordinated development pattern that protects and maintains the natural character of the Town of Lucas with a proper balance between private property rights and public interest.

4. Open House — May 23, 2006

Approximately 40 people attended this open house and accepted the map of Existing Land Use. A few property owners suggested changes that were made to the working map at this meeting. In general, the group supported the work the Commission had completed up to this date.

5. Public Hearing — April 14, 2007

At a Public Hearing held April 14th, 2007, the Plan Commission presented the Comprehensive Plan to the Town Board and recommended its adoption. At this meeting, a large number of residents attended and some expressed confusion and concern about the Plan, based in part on lack of familiarity with its content and intended purpose. As a result, it was decided that more outreach and education efforts should be undertaken before the Plan was considered for adoption.

6. 2007 and 2008 Outreach Efforts

Discussion of the Comprehensive Plan was included as an agenda item on several of the Town Board's meeting notices during 2007, and at each meeting, public invitations were issued, both for residents to review the Plan and to express specific concerns based on their review.

Invitations to attend future Plan Commission Meetings were also issued and dates for those meetings were provided. On several occasions, the Town Board articulated the Board's desire for community input as well as its reasons for thinking that adoption of the plan was in best interest of the entire community. There was relatively little response from residents, and no material concerns were revealed as a result of these efforts.

Resident concerns gathered by Plan Commission and Town Board Members during one-on-one conversations with residents revealed that concerns and objections related to the plan fell into a few key categories. These concerns, and the Commission's and Board's responses to them, became the basis of an educational mailer distributed to town residents in mid February (see below for more details and see Appendix for copy of mailer).

Lucas Newsletter

In early February of 2008, a Town of Lucas newsletter containing an update on Plan progress and a look forward at next steps was sent to all residents. The published text was as follows:

Progress Report: Comprehensive Land-Use Plan

The Town Board has been working closely with the Land Use Plan Commission to make changes to the proposed Plan and to collect more **input from the community** and land-use experts. Our hope is to complete revisions to the Plan and to adopt it during the first quarter of 2008.

An **informational mailer and comment card** will be distributed to town residents within the next week or so. The mailer includes responses to the concerns that have been most commonly voiced to date. **Please take time to review the information and then return the card with your feedback.**

Plan Mailer

In mid February 2008, a four-page informational mailer, titled “Town of Lucas Comprehensive Land-Use Plan Update,” was sent to all Lucas residents. A copy of that mailer is included in the appendix of this document. The mailer addressed the concerns most frequently heard by Commission and Board members who actively sought out community comments. It also sought additional community input. The mailer included a return-reply comment card. Twelve comment cards were received back by the Commission, all from residents indicating they were “generally in favor” of the Plan.

Socioeconomic Profile

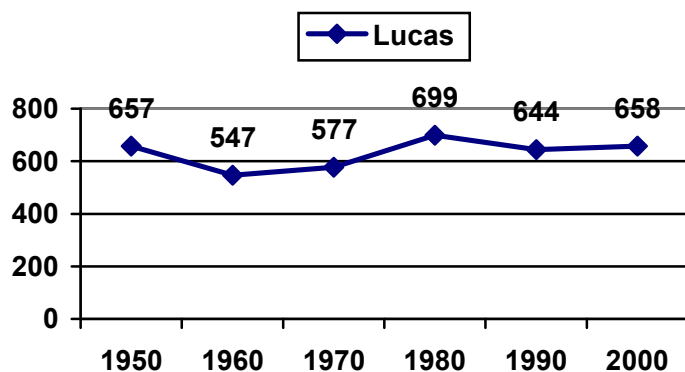
Note: unless otherwise noted US Census data is the source of data and information.

Population Trends and Projections

Lucas experienced moderate population growth during the 1990s and has seen more rapid growth since that time. The Town grew from 644 residents in 1990 to 658 residents in 2000, a 1.02% increase. This growth increase was consistent with Dunn County, which grew by 1.11% during the same reporting period.

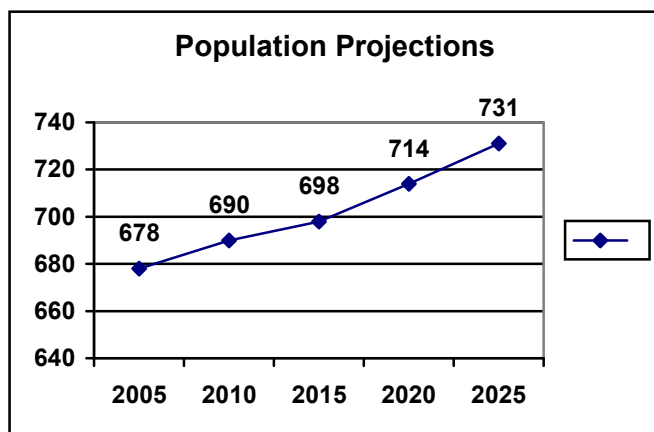
More recently, the number of new homes in Lucas — as well as the number of rezone requests seeking A2 and A3 status for lands currently zoned A1 — has increased substantially. Figures referenced later in the Housing section of this document suggest that 40 new houses went up between 2000 and 2004. While newer official population estimates are not yet available, based on this housing data, the Town Board believes that previous trend projections will prove low.

Population Changes



Population Comparisons

	1990	2000	Total Numeric Change	Percent Change
<i>Town of Lucas</i>	644	658	14	1.02
<i>Dunn County</i>	35,909	39,858	3,949	1.11



Source: Wisconsin Department of Administration

Household Trends and Projections

The Town's average household size declined during the 1980s and 1990s. The number of persons per household dropped from 3.39 in 1980, to 3.01 in 1990, and to 2.86 in 2000. The average household size in all of Dunn County in 2000 was 2.37, down from 2.46 in 1990.

The rate of decline in the Town's average household size since 1980 is not projected to continue to decline as quickly over the next twenty years as it has. Household forecasts are used to predict future housing unit demand in the Town over the next 20 years. The Wisconsin Department of Administration is predicting a total increase in households of around 1.14% by the year 2025. As noted previously, based on recent housing starts and rezone-request patterns, the Town believes the State's longterm projections may be low since, as of 2008, the Town is currently growing at a rate more than twice that projected.

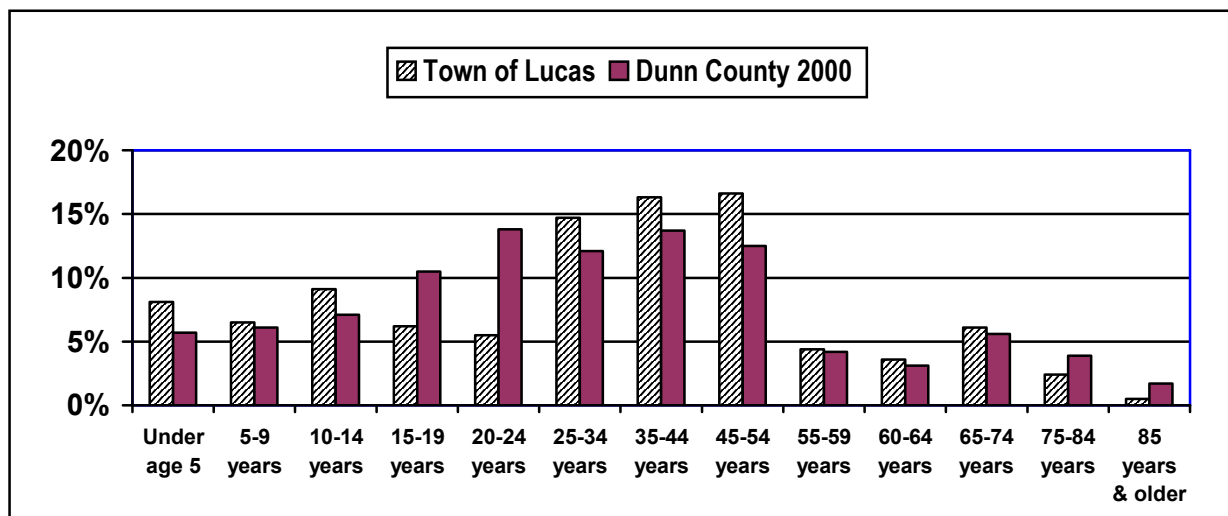
Household Projections

Total Households 2000	Projected Households				
	2005	2010	2015	2020	2025
240	251	259	267	276	285

Source: Wisconsin Department of Administration

Age Distribution

The Age table compares the age distribution of Lucas's population in 2000 to the County. Trends in age distribution factor into future demand for housing, schools, park and recreational facilities and the provision of social services.



A review of the population by age group is an indicator of local population needs. For example, a large population ages 15 and under requires schools and recreation facilities for children, while predominately elderly population ages 62 and older may need additional health care services, group home/care facilities, and leisure opportunities.

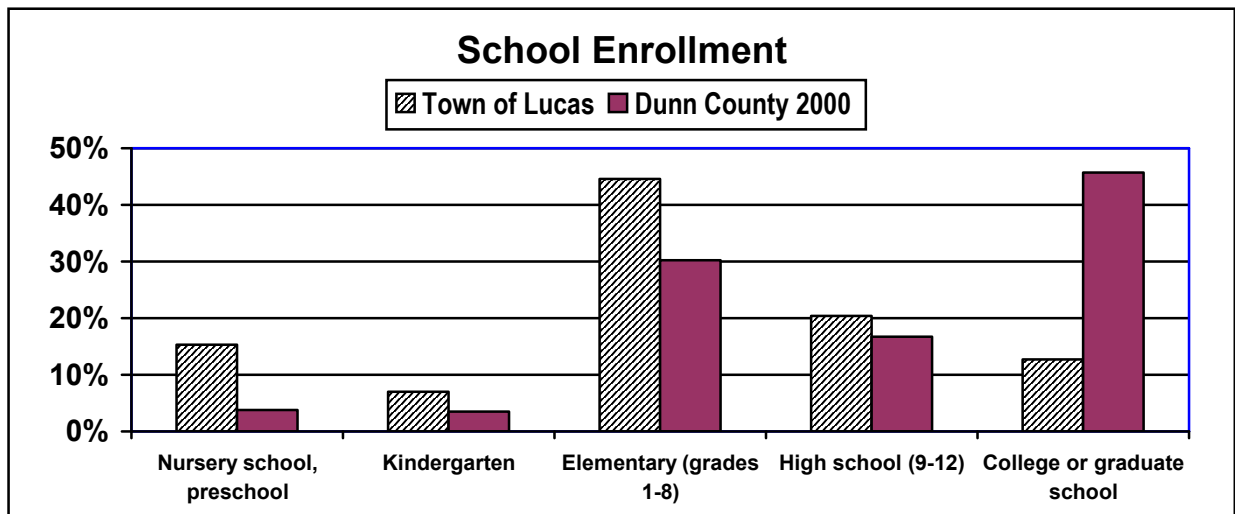
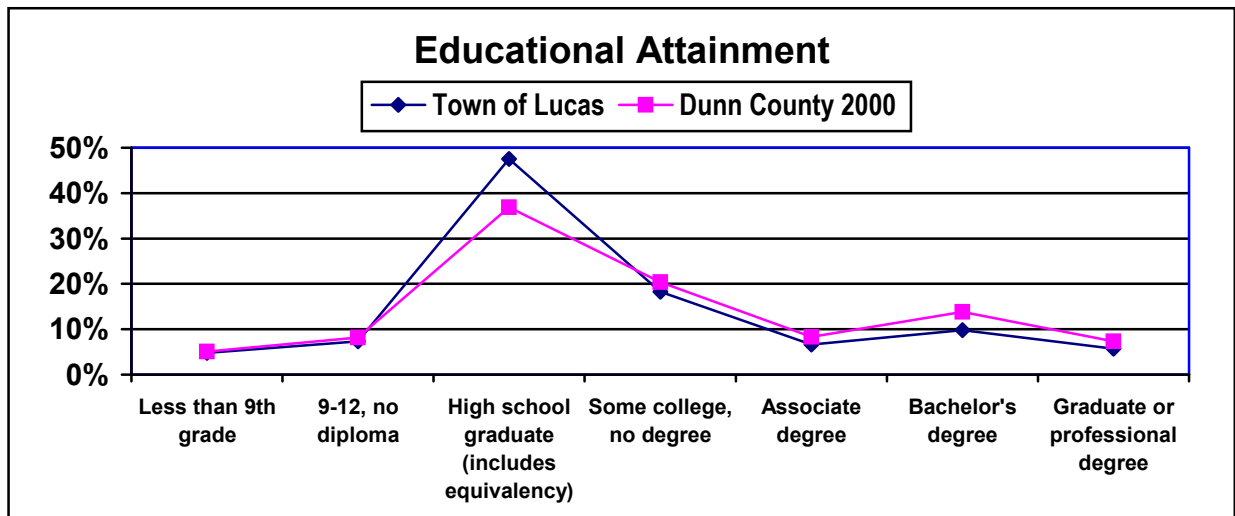
If population projections become a reality, then by the year 2025 Lucas can expect to see a total population increase of approximately 8%. According to the Census information, over the next 20 years, the largest increase in age groups will be the 65-74 and 75-79 years groups. For these groups, priorities such as recreation and educational facilities begin to fade. Housing needs for the 45-54 age group continue to focus on single family residential, while the 65-79 age group begin to shift to medical, emergency

services and food shopping. As long as health and income concerns don't develop, individuals tend to stay in single family homes.

Nationwide, trends show an aging population. Following this trend, the average age of Lucas's population has increased in the past twenty years. With prolonged life expectancy, the median age will likely continue to rise over the 20-year planning period.

Education Levels

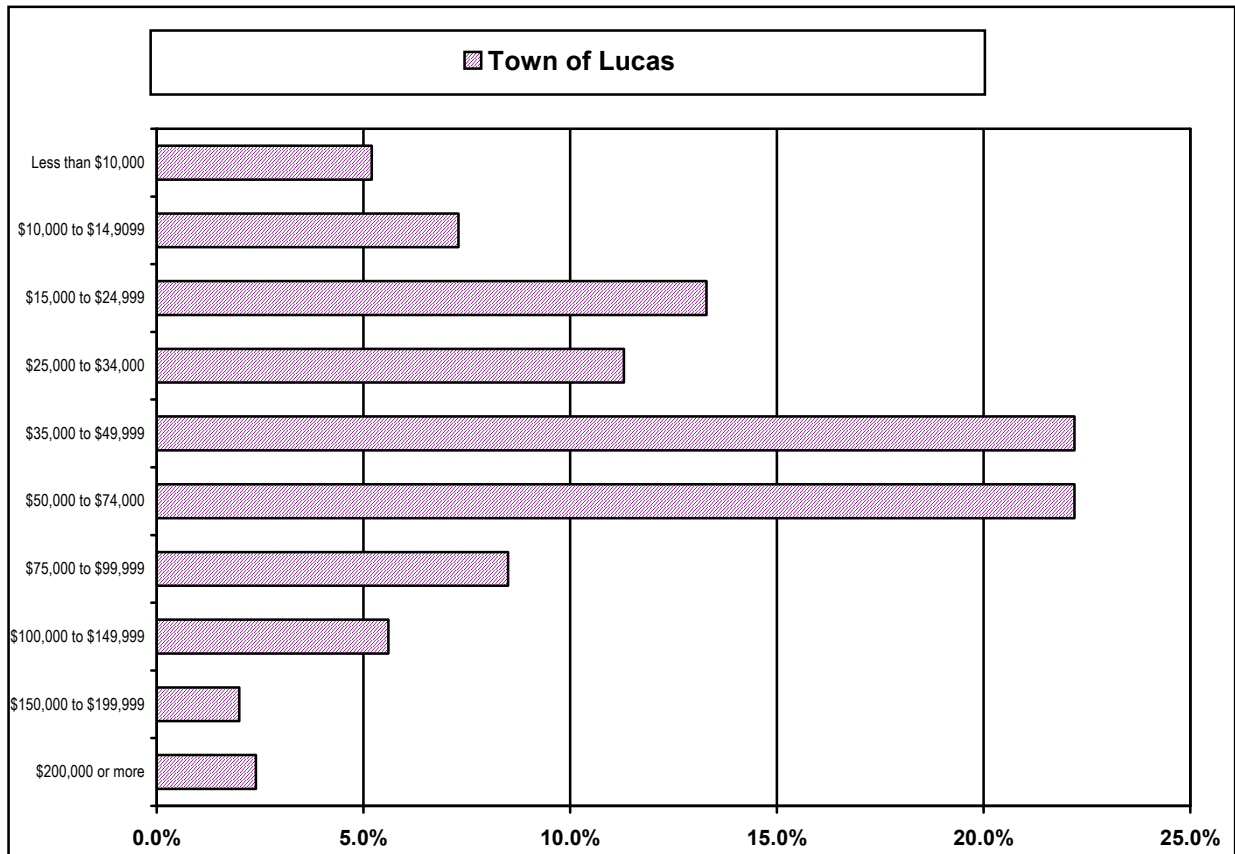
According to the 2000 census, about 87.9% of the Town's population age 25 and older had attained a high school level education. Approximately 15.5% of this same population had attained a college level degree (bachelor's degree or higher).



Income Levels

According to US Census data, the 2000 average household income in Lucas was \$43,750. For comparison, the average income for all residents in Dunn County was \$47,247; for residents in the Town of Weston, \$46,042. This data includes only income subject to tax and income of persons filing tax returns; it does not include non-taxable income and income of persons not filing returns. It does not directly reflect household incomes because tax returns do not always correspond with households.

Household Income



Employment Characteristics

A community's labor force is the portion of the population employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. In the town the number of persons eligible to be working (age 16 and over) was 508 but, only 379 of those residents were actually employed.

Of the total working population only 3.7% were employed in the agricultural sector. Most residents commute an average of 22.8 minutes to non-farm jobs in nearby cities and villages.

Employment Status

Subject	<i>Town of Lucas</i>		<i>Dunn County</i>	
	Number	%	Number	%
Age 16 & older	508	100	31,773	100.0
In labor force	397	78.1	22,439	70.6
Civilian labor	397	78.1	22,415	70.5
Employed	379	74.6	20,791	65.4
Unemployed	18	3.5	1,624	5.1
Armed forces	0	0	24	0.1
Not in labor force	111	21.9	9,334	29.4
Female (16 & older)	244	100.0	15,715	100.0
In labor force	182	74.6	10,578	67.3
Civilian	182	74.6	10,566	67.2
Employed	174	71.3	9,876	62.8

(Due to rounding percent totals may not add up to 100)

Occupation

	<i>Number</i>	<i>%</i>
Employed 16 years and over	379	100.0
Management, professional and related occupations	113	29.8
Service	39	10.3
Sales and office	58	15.3
Farming, fishing and forestry	14	3.7
Construction, extraction and maintenance	44	11.6
Production, transportation and material moving	111	29.3

Most employed Town residents work in professional services, retail/wholesale trade, or manufacturing jobs outside of the Town.

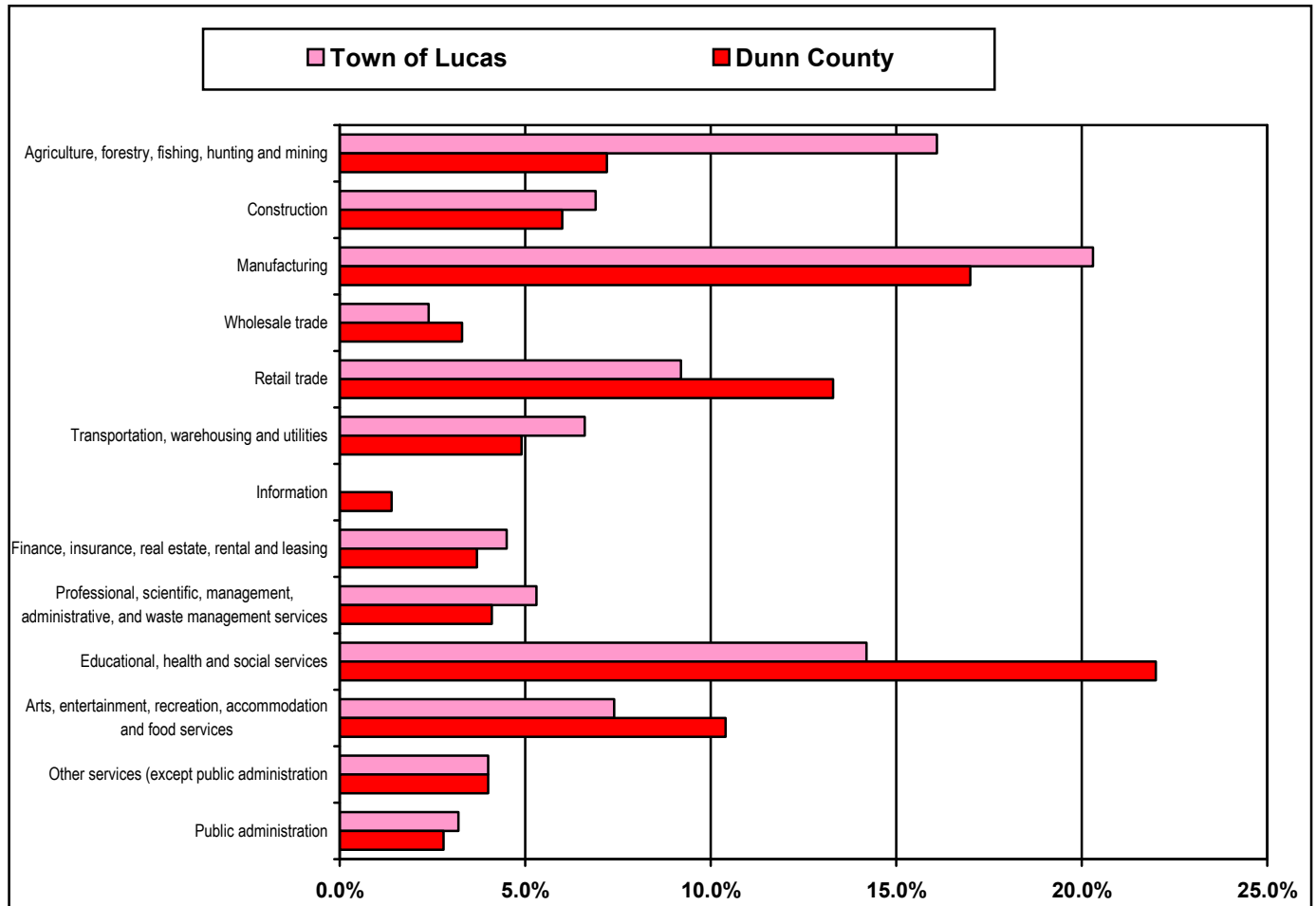
Class of Worker

	<i>Number</i>	<i>%</i>
Employed 16 years and over	379	100.0
Private wage and salary	249	65.7
Government	53	14.0
Self employed (not incorporated)	75	19.8
Unpaid family worker	2	0.5

Commuting

	<i>Number</i>	<i>%</i>
Workers 16 years and over	375	100.0
Drove alone	248	66.1
Carpooled	53	14.1
Walked	24	6.4
Other	6	1.6
Average Travel Time 22.8 minutes		

Employment by Industry



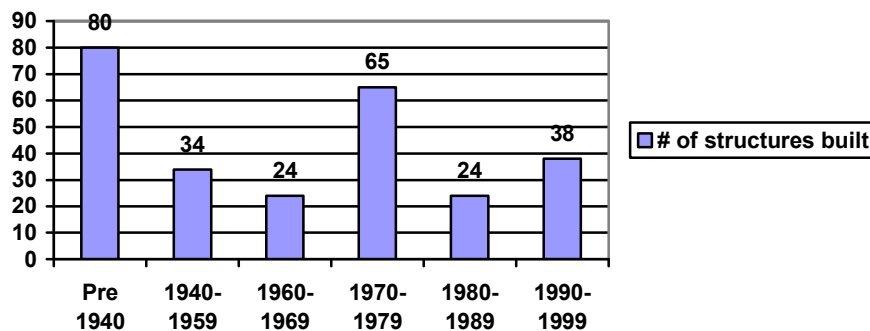
Employment Projections

Forecasting employment growth for establishments located within the Town of Lucas is difficult and not terribly pertinent because the Town does not anticipate being an employment center. Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in Dunn County in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Housing / Household

The intent of this section is to provide basic information on the housing stock in the community. For the purpose of this plan, housing or housing unit refers to the “actual building” while household refers to the “family structure” living in a housing unit. Since households analyze the number of people in a structure, housing and households are not a one to one comparison. But an increasing population coupled with a declining household size indicates an increase in housing demand.

Year Structure Built

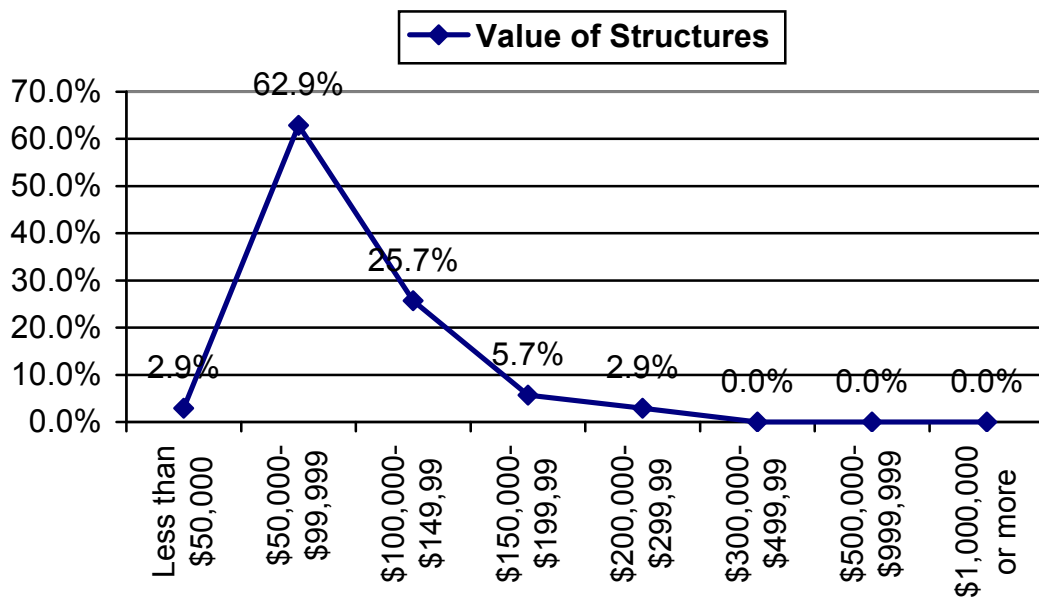


Historical Housing Starts Source: Dunn County Annual Report

1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
3	5	6	3	10	2	15	7	9	7	67

Units In Structure

	<i>Town of Lucas</i>		<i>Dunn County</i>	
	Number	%	Number	%
Total of all units	265	100.0	15,277	100
1-unit, detached	223	84.2	10,232	67.0
1-unit, attached	2	0.8	206	1.3
2 units	2	0.8	513	3.4
3 or 4 units	3	1.1	614	4.0
5 to 9 units	0	0	814	5.3
10 to 19 units	0	0	447	2.9
20 or more units	0	0	527	3.4
Mobile home	35	13.2	1,915	12.5
Boat, RV, van, etc	0	0	9	0.1



Selected Monthly Owner Costs as a Percentage of Household Income

	<i>Number</i>	<i>%</i>
Less than 15.0 percent	24	34.3
15.0 to 19.9 percent	12	17.1
20.0 to 24.9 percent	10	14.3
25.0 to 29.9 percent	10	14.3
30.0 to 34.9 percent	0	0
35.0 percent or more	14	20.0

According to the Department of Housing and Urban Development (HUD), generally a home is considered affordable if the total monthly housing cost does not exceed 30% of average monthly household income. According to Monthly Owner Cost as a Percentage of Income currently 80% of the housing in the township is affordable.

Households By type

	<i>Town of Lucas</i>		<i>Dunn County</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Total number of households	240	100.0	14,337	100
Family households	185	77.1	9,265	64.6
With children under 18 years	89	37.1	4,496	31.4
Married couples	150	62.5	7,754	54.1
With children under 18 years	70	29.2	3,527	24.6
Female head of household	18	7.5	993	6.9
With children under 18 years	10	4.2	666	4.6
Non-family household	55	22.9	5,072	35.4
Householder living alone	47	19.6	3,500	24.4
Householder 65 years & older	10	4.2	1,286	9.0

Occupancy Characteristics

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers.

Occupancy

	<i>Town of Lucas</i>		<i>Dunn County</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Total Housing Units	256	100.0	15,277	100.0
Occupied Housing	240	93.8	14,337	93.8
Vacant	16	6.3	940	6.2
Seasonal use	1	0.4	285	1.9

Tenure

	<i>Town of Lucas</i>		<i>Dunn County</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Total Housing Units	240	100.0	14,337	100.0
Owner Occupied	197	82.1	9,990	69.1
Renter Occupied	43	17.9	4,437	30.9

Household by Type

Indicates that Dunn County is largely a family community, with 77.10 % listed as family households and roughly 4.2% households have children under the age of 18. The township has a slightly higher percentage of family households (77.10 %) than does the county (64.4%) and the township also has a higher percentage of married couples (62.50) as compared to the county at (54.1%).

Summary

In general, Lucas residents like where they live and want to preserve the qualities that make life here pleasant. People want to know that the Lucas they love will be here for the coming generations, yet they do not want to impose top-down rules on themselves or their neighbors. Residents have been given the opportunity to help create a local plan for the future, before radical changes are imposed from outside the township. It is hoped that this plan will assist future leaders in balancing the priorities of individual residents with the common desires and good of the larger community.

HOUSING

Housing Assessment

Age Characteristics

See Issues and Opportunities (I&O)

Structural Characteristics

See I&O

Value Characteristics

See I&O

Occupancy Characteristics

See I&O

Policies

Housing Development

Historically housing development in the town has met the needs of people with a variety of incomes and special physical needs through market conditions. Currently the town has a healthy mix of housing choices and will support future programs and development proposals that follow the direction of this plan, as well as local, regional and state laws and requirements.

Redevelopment

Development or redevelopment of housing stock in Lucas is a function of supply and demand. Generally speaking, the Town is agricultural in nature; there are no run-down neighborhoods or abandoned industrial sites and Lucas does not have the infrastructure and/or resources to offer local assistance. Therefore, no traditional “redevelopment opportunities” exist. The Town will support redevelopment opportunities which follow the direction of this plan.

Maintenance/Rehabilitation

Rural townships such as Lucas do not have the resources to assist with maintenance and/or rehabilitation of housing stock. In the past residents relied on personal resources or government programs. Locally, the Dunn County Housing Authority has programs to provide assistance to lower-income families. In addition to regional programs the following list is provided as a resource for those with special housing needs. The town would work cooperatively with surrounding units of government to assist residents to meet maintenance/rehabilitation needs.

Programs

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

Local Housing Organization Grant Program

Low-Income Weatherization Program

Rental rehabilitation Program

Federal Home Loan Bank of Chicago

Affordable Housing Program

Community Investment Program

U.S. Department of Housing and Urban Development

Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.

Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

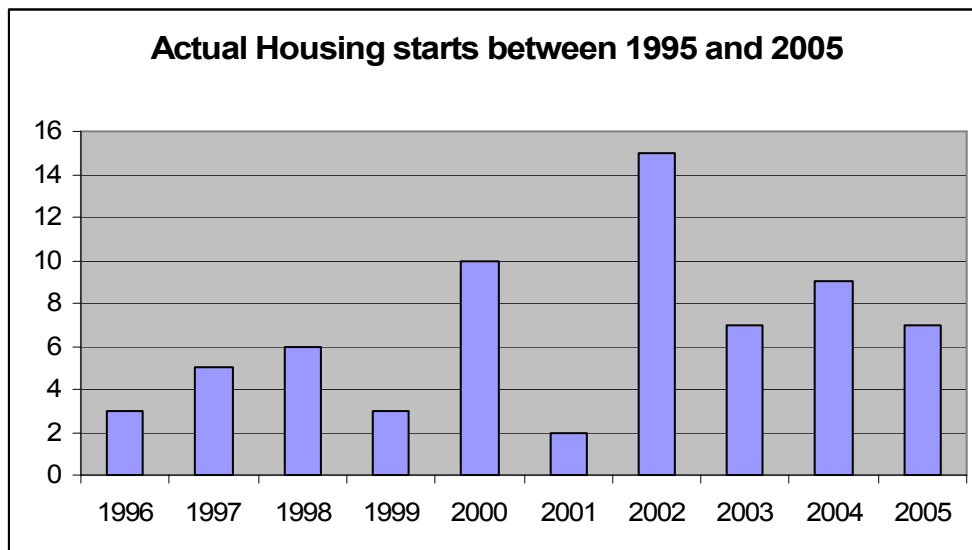
Affordable Housing Tax Credit Program

Foundation Grant

Home Improvement Loan Program

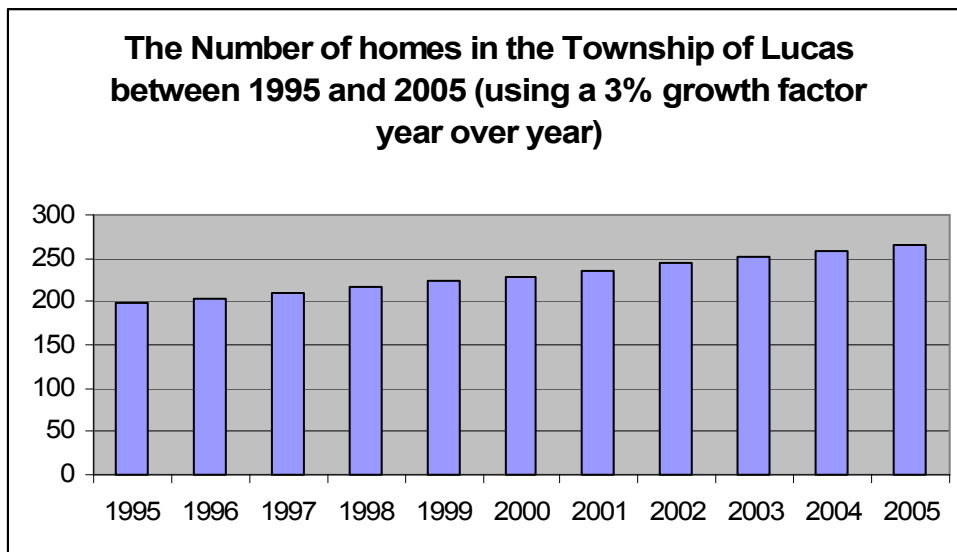
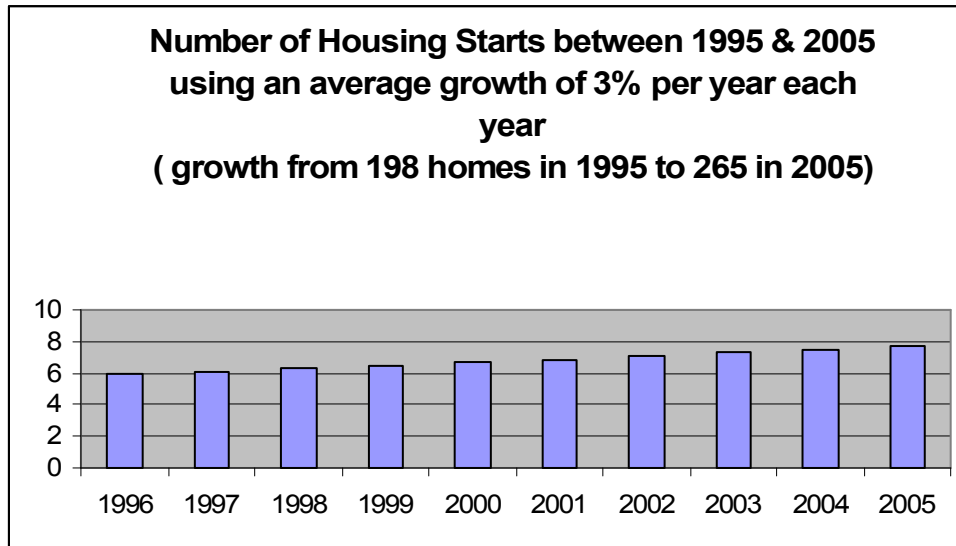
Trends

Considering the data from the Dunn County Land records between 1995 and 2005 shows that the housing starts were 3, 5, 6, 3, 10, 2, 15, 7, 9, 7 respectively, it's quite easy to see that the most recent data is measurably higher than the older data.

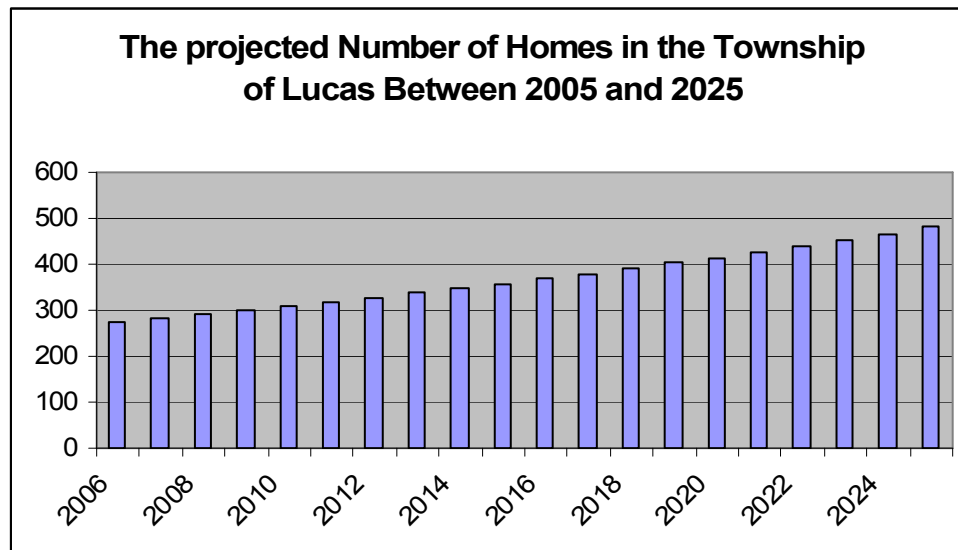
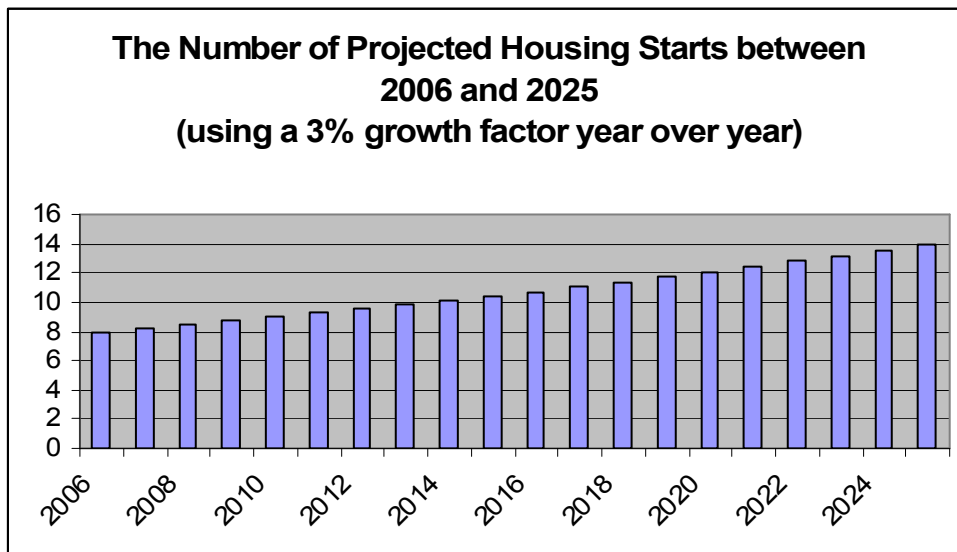


We know that there are 265 homes in the Town of Lucas in 2005, and that there were 67 houses added between 1995 and 2005. Which leads us to the logical conclusion that

there were 198 houses in the Township in 1995. We can see, from the chart above titled “Actual Housing starts between 1995 and 2005” that the number of housing starts in the most recent years is greater than the number of housing starts in the earlier years. This leads us to the conclusion that the Township of Lucas is experiencing growth of about 3% — a little more than twice the rate projected by the Wisconsin Department of Administration (see page 13).

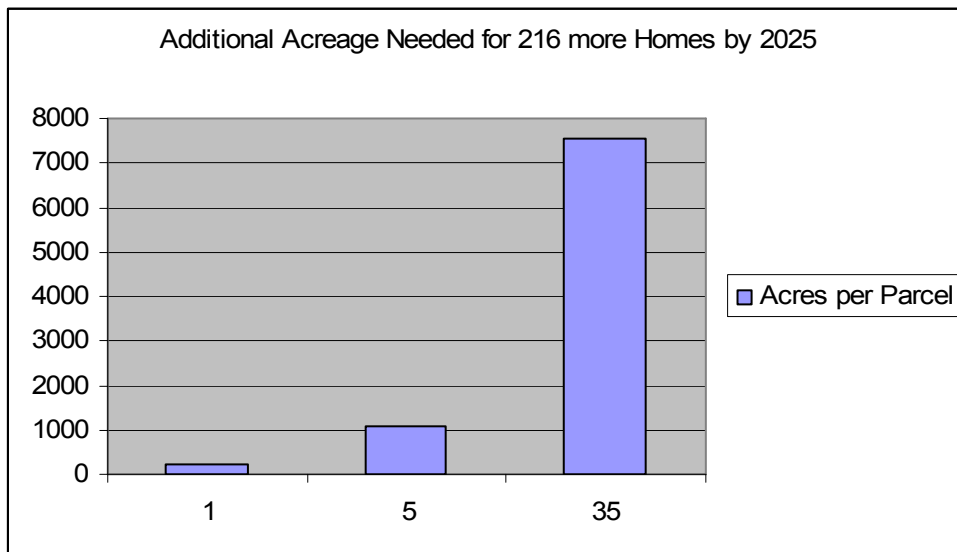


When we apply the expected growth factor of 3% year over year we can conclude that by the year 2025 there will be 481 homes in the Town of Lucas. Having added 216 homes in the Township in 20 short years.



Adding 216 homes in the Township will require a significant amount of land. If each of the new home sites consumes 35 acres, due to the minimum acre requirement in A1 land, that will require 7,560 acres of land. In contrast, if each of the new sites consumes only 1 acre, it will require only 216 acres.

The impacts, opportunities, and costs of community services presented by various development-density scenarios will need to be weighed thoughtfully by Town policy- and decision-makers. For example, as noted later in this document, according to a 1999 Groundwater Protection Plan, there is a high probability of groundwater pollution where homes with on-sight sewage disposal systems are located at densities greater than one house per two acres.



Future Housing Needs

Data from the Wisconsin Department of Administration indicates that from 1990 to 2000 the number of households in the Town of Lucas increased from 225 to 240. During that same period the average household size decreased from 2.86 to 2.74. By 2025 the Town is expected to increase in population from the 2005 projection of 684 people to 731, an increase of 47 people. Given the current household size and the projected populations by 2025, the Town is expecting to see the number of households increase from 251 to 285, an increase of 34 households.

The affect to the town of a decreasing household size is an increased demand for housing. Even without a population increase, a declining household size indicates that more housing is needed to accommodate the same number of residents.

According to Dunn County housing starts information, there have been 67 new housing starts in Lucas over the last ten years, an average of 6.7 new homes per year. According to Dunn County Land Records as of March 2005, 240 residential parcels existed on a total of 618 acres of land, or an average parcel size of 2.56 acres. Assuming the next ten years will mirror the last ten years results in the following housing and acreage estimates.

The purpose of this plan is to provide a road map to the town's future destination. The Preferred Land Use map in Appendix C was developed to serve this function. This map is the result of several studies of which housing was one such study. With respect to housing, this map indicates areas in the town that may be (for reasons of proximity to county and state roads, avoidance of sensitive terrain and preservation of prime farmland) considered more appropriate for residential development than other areas.

The study indicates that some areas of the town may need lower housing densities (larger lots) while other areas higher housing densities (smaller lots) could be sustained without significant negative impact to the town's rural values of "Sustainable Agriculture" and "Rural Character".

To meet the demand for more housing without sacrificing the spatial requirements of “sustainable agriculture” while at the same time preserving the aesthetic qualities of “rural character” three major land uses are planned; Agriculture, Residential-Agriculture and Residential. These categories are not assessment or taxation classifications nor are they zoning districts. For a description of these categories see the Land Use Element.

<i>Housing/ land Projections</i>	<i>2010</i>	<i>2015</i>	<i>2020</i>	<i>2025</i>	<i>Total</i>
New housing unit	33	34	33	34	134
Amount of land (acres)	84.48	87.04	84.48	87.04	343.04

Lucas is zoned predominately A1 Exclusive Agriculture, which requires a minimum lot size of 35 acres. If all future development occurred in A1 zoning districts, it would mean that 13.67 times more land (4,690 acres) would be required to meet the same housing demand (compared to the current average parcel size of 2.56 acres). If current trends continue, the Town can predict a conversion of more than 343 acres but less than 4,690 acres of land to development over the next 20 years.

TRANSPORTATION

General Policies

It is a desire of the Town to supply adequate transportation systems now and in the future, while making every effort to preserve natural resources and to prevent undue strain on the environment.

Road Classifications

Principle arterials. Serve intra-urban trips. Carry high traffic volumes (Interstates and freeways) Interstate 94 runs east west through the northern portion of the town with on interchange at County Road Q.

Minor arterials. Serve cities, large communities and other large traffic generators. There are none in the town.

Major collectors. Provides service to moderate sized communities and links them to nearby population centers and higher function routes. The major highway in the Town of Lucas is State Highway 29, which runs east and west through the southern part of the township.

Minor collectors. Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators and higher function roads. Minor collectors in the township are county roads P, PP, K, N and Q. These roads connect to either other county roads, to state roads or to local roads in order to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

Local roads. All roads not classified as arterial or collector are local functioning roads.

Maintenance Plans

Local Plan

Inventory of the Towns roads was performed according to the PACER system of classification used by the Wisconsin Department of Transportation. In analyzing the PACER report to determine what could be done with town roads to establish a sustainable system given current revenues for road projects.

It was clear from the start, that unless funding changes were made for road construction and maintenance, that the Town had all, and maybe even more, roads than it could maintain with its current revenues if we desire an all surfaced road inventory.

It was also apparent that the Town must begin to address roads in the “fair” and “poor” conditions in order to not lose ground to this never ending system of maintenance. Over the last several years the Town had been addressing some of the poorest surfaces by sealcoating these roads and in some instances applying only a sand lift. Sand lifted roads were then paved in the following years, given the funding in State roads programs. But, while these roads were being upgraded and surfaced, insufficient resources remain to be designated towards maintaining the paved surfaces in “poor” and “fair” categories of the PACER report.

The Town reviews its roads on an annual basis. Board members physically assess the condition of roads within the Town and set a schedule of road maintenance based on available funds. At the time this plan was being written, Lucas Township funding for road maintenance and construction was significantly less than the projected need to build all town roads to a fully paved standard and to also maintain them year round in fair condition. Yet, unsurfaced roads can also be undesirable because of dust, erosion and the amount of continuous maintenance and grading required to keep these roads in reasonable shape.

State and County 5 Year Plans

The State has no plans for highway reconstruction during the next five years. The County has no road construction plans for the next five years.

Regional Transportation Plans

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

There are no railroads in the town but in the county two rail lines exist, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN).

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Greyhound Bus Service is available in Eau Claire. Disabled Elderly Transportation (DET) transports disabled and elderly citizens. More information is available through the Dunn County Office On Aging.

Water Transportation

There are no Water based public or private transportation services in the Town or in the county. The closest water based transportation services are located up and down the Mississippi River with Alma, Wisconsin being the closest location.

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

State Plans

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

Comparison

In comparing state and regional plans to those of the Town, it has been concluded that even though the Town does not maintain a long range transportation maintenance schedule, this does not imply that the Town is not aware of the schedules of the state and county. The Town maintains a working relationship built on cooperation with both state and county transportation departments. The Town recognizes that cooperatively sharing of plans and schedules may be beneficial in terms of economy of scale. But in practical terms this does not require much coordination since the state has a small segment of State Highway 12 & 29, which runs through the Town, and the county has small segments of two county roads in the village. County Road N & Q are on the western end of the Town and generally run north and south. Whenever there has been a need to upgrade these roads, the town has cooperated and will continue to cooperate with state and county units of government as much as practical.

Summary

In comparing state and regional plans with those of the town indicates there is no long range state or regional plans that need to be incorporated into the local transportation plans.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Natural Resources

Woodlands

Woodlands provide habitat for many plants and animals, they add scenic beauty to the landscape and are in some instances a harvested crop. Contiguous woodlands of two hundred acres plus are considered valuable resources as habitat for plants and animals. Woodlots of ten acres or larger are valuable resources for woodland management programs. Woodlands managed to approved forest management standards can support several objectives, such as: timber production or wildlife habitat. Pine plantations, cultivated and managed, offer little value as wildlife and vegetation habitat. However, they are important resources for providing wood products; windbreaks and erosion control see map “Woodland Greater Than 10 Acres” in Appendix C.

Surface Waters

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers, streams, lakes and ponds are the primary components that make up surface waters.

The surface waters of Dunn County occupy two major watersheds, the Chippewa and Red Cedar Rivers. The Red Cedar River eventually flows into the Chippewa River which flows into the Mississippi River. The Chippewa River is part of the Mississippi River Basin. Within the Lower Chippewa River Basin are the Hay River, Eau Galle River, and Gilbert Creek as well as several other minor creeks. Within the Town there are several creeks. To the north is Hay Creek which flows into Wilson Creek. Running through the center of the Town is Gilbert Creek.

For purposes of this plan and mapping, surface waters are those rivers and streams that are designated on the 7.5 Minute USGS Topographic Maps. While USGS maps are not included in Appendix B, USGS maps were used in the inventory and mapping of rivers and streams. Rivers and streams depicted on this map are not necessarily deemed navigable and are for planning purposes only. Information on the navigability status of a particular stretch of a river or stream can be obtained from the Dunn County Zoning Office or through the Wisconsin Department of Natural Resources.

Groundwater

Although no specific maps are available at the town level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. It is generally agreed that our groundwater is a safe source of potable water.

As development pressures increase, so does the potential of groundwater contamination (see note . To guide planning and protection of the groundwater of the town and of the county as a whole, a map of groundwater recharge areas is included in Appendix C. This map is included as an educational tool to educate the development

community of the importance and location of groundwater recharge areas throughout the county.

Soils

Soil properties are important factors in how land is used. They determine how productive farmland is, where sand and gravel is, and can allow or limit potential development. The type of soil in an area can often dictate the best use of the land. Therefore, interpretation of soil suitability for specific land uses is important for determining the best use of soils on a particular site.

In 2000 the Natural Resources Conservation Service (NRCS) produced a digital soil survey. This soil survey resulted in detailed soils mapping for the county. The survey has produced information on the physical, chemical and biophysical properties of soils, and provides soil property interpretations for agricultural, engineering, planning and resource conservation activities. A discussion on the suitability of soils as it relates to agriculture is included in this section.

Topography

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations.

Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Wetlands

Wetlands are defined by state statute as areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, and that has soils indicative of wet conditions. Some wetlands provide replenishment of groundwater. Groundwater discharge is common from wetlands. These discharges can help maintain stream flows but can also contribute to high quality water in lakes and streams.

The federal government and the DNR restrict development in wetlands through Section 404 of the Clean Water Act and through NR 103. For a variety of reasons, local units of government often fail to notify landowners and developers of these restrictions.

While the DNR maintains an inventory of wetlands of two acres and larger, this information is not easily accessible and as of the publication of this plan is unavailable in an electronic format. However, all wetlands are subject to DNR regulations, even areas smaller than two acres, as long as those areas meet the state definition. Even if state regulations do not apply, federal regulations may, making it necessary to check all wetlands against these regulations prior to any kind of land disturbing activities. Of

particular importance are wetlands within shorelands, these areas need additional protection from development.

Hydric Soils

Since wetland delineation is of such importance, and to better assist in locating and mapping these areas, Hydric Soils have been mapped and are included instead of DNR Wetland maps. While these soils by themselves do not meet the state definition of a wetland, they are an easily mapped component of wetlands. The map is included as a resource in evaluating and defining potential wetlands. This map is intended for planning purposes only, a detailed analysis of site conditions is necessary before a potential wetland area can be mapped and labeled as a wetland see Wetlands Map in Appendix C.

Floodplains

Wisconsin Statute 87.30(1) requires counties, cities and villages to implement floodplain zoning. The purpose of Wisconsin Administrative code NR116, Floodplain Management Program, is to protect property and public investments from areas subject to the effects of flooding. Federal Emergency Management Agency (FEMA) 100-year floodplain maps were used to delineate flood hazard areas but are limited in their applicability along small rivers, creeks and tributaries.

Frequently Flooded Soils

Since FEMA maps are not accurate at the Town level and since floodplain delineation is of such importance, Frequently Flooded Soils have been mapped. While soils by themselves do not constitute a floodplain, they are an easily mapped component. The map is included as a resource in evaluating and defining floodplains. This map is intended for planning purposes only, a detailed analysis of site conditions is necessary before a floodplain area can be mapped and labeled as such see Frequently Flooded Map in Appendix C.

Shorelands

All lands within 1000 feet of the ordinary high water mark of a lake or pond and 300 feet past the ordinary high water mark or landward edge of the floodplain, whichever is greater, of a river or stream are designated as shorelands. Shorelands are desirable building sites for aesthetic reasons. However shorelands act as buffers for water quality and they provide valuable habitat for aquatic and terrestrial animals and vegetation thus need to be protected. State statutes require counties to protect and prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance. The authority to enact and enforce this provision comes from Chapter 59.97 of the Wisconsin Statutes. Wisconsin administrative Code NR115 dictates the shoreland management program. This ordinance is in place County wide, even in unzoned townships.

Wildlife Habitat

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the Town: Big game such as deer and black bear; small game such as

rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, coyote and cougar.

Threatened and Endangered Species

The state recognizes the importance and significance of endangered species. In order to protect them the DNR, Bureau of Endangered Resources conducts data searches on endangered animals and plants. They recommend special actions be taken to protect all endangered resources from development. To protect these resources from disturbance, the exact locations of endangered resources can only be used for analysis and review. Therefore, their locations will be incorporated as environmental resources, and will not be specifically revealed.

Environmentally Sensitive Areas

Environmentally sensitive areas include mapped areas that meet one or more of the following criteria;

- Public Owned park, recreation , and/or conservancy lands
- Mapped water bodies and wetlands.
- Mapped floodplains
- Contiguous woodlands 10 acres or greater in size.
- Slopes that are 20% or greater.

Mineral Resources

Dunn County has significant deposits of sand and gravel. Soils associated with glacial outwash are the most likely source for sand and gravel because as the glaciers melted they deposited high quality sand and gravel in these areas. Areas suitable for stone quarries are those areas where bedrock is at or near the ground surface. There are areas within the Town that are being used for non-metallic mining operations, for a complete list of those operations contact the Dunn County Land Conservation Department.

Agriculture

Suitability of Soils for Agriculture

When the NRCS established a consistent, national identification of productive farmlands, it created a soils classification system to categorize soils according to their relative agricultural productivity. There are two categories of soils, national prime farmland and farmland of statewide significance. Both categories are well suited for the production of food, feed, forage, fiber and oilseed crops, and possess the soil properties to produce economically sustained high yields of crops when properly managed.

Soils that fall into classes I, II, and III of the NRCS's capability unit classification system are considered prime agricultural lands. The NRCS has developed a system to evaluate agricultural lands, Land Evaluation and Site Assessment (LESA), which uses a

more detailed analysis of soils capability and can assess factors beyond soil productivity in determining the potential of land for agricultural potential.

The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development and decision-making.

The LESA system contains the following;

Land Evaluation (LE)

- Soil Quality Factors
 - Soil Capability Class
 - Soil Productivity
 - Soil Potential for Various Crops
 - Prime or Unique Farmland Designation
 - National Prime Farmland, Farmland of State Significance, Etc.

Site Assessment (SA)

- (SA-1) Factors Other Than Soil That are Related to Agriculture
 - Average of Farm
 - Farm Investment
 - Local Farm Economy
 - Alternative Agriculture
 - Conflicting Uses
- (SA-2) Factors Measuring the Relative Degree of Development Pressure
 - Real Estate Market
 - Protection by Zoning
 - Distance to Sewer
- (SA-3) Factors That Measure Secondary Values
 - Historic or Scenic Quality
 - Rural Character Values

LESA is fairly flexible, and can be adapted to fit the needs of decision-makers at the local level. For example, to determine the overall agricultural quality of a site a LESA score containing the LE and SA(1) factors will be adequate. Other site assessments may make use of the SA(2) and SA(3) factors in combination with SA(1). Since the SA factors refer to several conditions somewhat related to agriculture, producing a LESA score requires careful procedures. LESA procedures and information on LESA development are available through the Soil Conservation Service (SCS) of Dunn County and the NRCS.

To date, only the Land Evaluation (LE) component of LESA was utilized in this analysis. Dunn County SCS is working on the Site Assessment (SA) portion of LESA as a tool to allow local governments, the opportunity to fully develop LESA to suit their needs.

Important Agricultural Lands

For this plan the classification of “prime” is not being used to describe the most productive land in the town. The “prime” designation is a state definition which, if used, may not paint a complete picture of the important agricultural land in the town. Instead

this plan identifies Important Agricultural land, as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but it is not existing urban and/or built up land. This is land that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage. Important farmland was identified using the knowledge of local residents and the NRCS's system to evaluate agricultural lands along with Land Evaluation and Site Assessment (LESA), which is described above. See Preferred Land Use Map in Appendix C for a map of Important Agricultural land.

Historical and Cultural Resources

Town History/Cultural and Historical Sites

The Town of Lucas, named for the early settler, Samuel Lucas, has a total area of 35.7 square miles, all land. It is bound on the north by the town of Stanton, on the south by the town of Weston, on the east by the town of Menomonie and on the west by St. Croix County. According to the United States Census Bureau the 2000 census shows a population of 712.

The Town of Lucas was established during the 1860's along the stagecoach route west from Menomonie to Hudson, which was known as the Old Hudson Road. This road was important to the settlers in the area who often arrived by ship and had to register their claim to homesteading land by traveling along the road to the land office in Hudson, Wisconsin, approximately 40 miles to the West of Lucas Township. In an effort to improve travel along this popular route, the road was graveled in 1928. Today much of this road follows County Road N, and State Highway 29 provides a faster east-west route through the township. Vestiges of the Old Hudson Road are still visible between Menomonie and County Road N when looking to the North of Highway 29.

The Teegarden family was among the earliest settlers of the Town of Lucas. In 1864 Thomas Teegarden and his step-brother, Ed Pauley purchased about 1,000 acres of wooded land which included an abandoned sawmill, the first in Dunn County. This sawmill was used to produce the lumber to build the Teegarden home, a two-story frame house, the first of its kind between Menomonie and Hudson. This house still stands on the original family farm, near Knapp. In the late 1800's the Teegarden family built a dam on their Wilson Creek farm, which created a 79 acre pond and supplied power for a flour and feed mill and electricity for their family. They also built and operated a cheese factory, sorghum mill, and a grocery store. In 1965, the State of Wisconsin recognized the Teegarden family for their 100 years of family farming. This Century Farm Award was the first given to a family farm in Dunn County.

In 1886, shortly after Dunn County was established, iron ore was discovered in the hills of Knapp and the nearby Town of Wilson and Town of Lucas. The ore was not sufficient enough, however, to sustain a profitable mining operation. In the early 1900's there were several operating gold mines in the Town of Lucas but gold mining, too, proved to be unprofitable in this area.

Over the years, as the mines were forgotten, there have been cases of collapsing pastures that have taken cattle with them. Some of the holes that appeared on farms

have been used to bury animals who died less eventfully. One mine in the middle section of Lucas contains an entire herd of cattle killed by lightning.

Many family farms in the Town of Lucas were established around the turn of the 20th century. Immigrants from such places as Norway, Germany, Sweden, and Ireland had come to Wisconsin in pursuit of the American Dream. Knapp, Stout, & Company, said to be the largest lumber operation in the world during the 1880's, offered steady work to these immigrants who hoped to make a home in this land of opportunity.

As lumbering in the region began to wind down, many of these hard-working immigrants purchased a tract of land and turned to farming. Some of the township has land that is fairly flat, and is characterized by a silt loam that is naturally drought resistant. However, farmers here struggle with steep hills and valleys that can become easily eroded if care is not taken to protect soils.

The Town of Lucas grew to a population of 704 in 1890. By 1915, Wisconsin had become the leading dairy state in the nation, producing more butter and cheese than any other state. Immigrant families were quick to adopt dairying as a profitable way to farm. Ruins of the old Lucas Cooperative Creamery still stand not far from the Lucas Cemetery on the East side of County Road Q. This successful cooperative lasted decades and produced large wheels of brick cheese, which were shipped by train from Knapp or driven by horse into the Twin Cities area. Farmers had to haul their own milk to the creamery, mostly by horse and wagon or sled.

By 1950, over 50 dairy farms sprinkled the hills and valleys of the township. Many of these families had their milk hauled to Hatchville Creamery, which still stands on County Road P and PP and Wisconsin Cooperative Dairies near Menomonie. Hatchville farmers had their milk collected in cans until the early 1980s, when the state required a switch to stainless bulk tanks. One of the last milk can haulers was a giant of a man, who could lift four full cans at once. Farm kids knew when Clayton Grimm's milk truck was coming, because the polka music would precede the sound of the big milk truck turning on the gravel drive.

In the past century, many saw mills flourished throughout the Town of Lucas. One of the last of these local operations was owned by Richard Olson and was closed in 2001. Gene Holte currently runs a wood-based milling operation, called Specialty Hardwoods, from his place on 560th, not far from Torch's (formerly known as the Valley Bar).

As farming faded in the 1970 and 1980s, a strong effort to plant trees bloomed. Many acres of highly erodible soil were taken out of feed crops and made into forest plantings, leading to improvement in the health of area streams. Managed forests are now visible across the township and are harvested sustainably to provide forest products indefinitely into the future. Ironically, the grandchildren and great grandchildren of the original Lucas farmers — who struggled to make farmland out of the once-giant forests — often work today to replant trees.

Another notable forest-related industry found in Lucas is the maple sugar bush operation. Many residents, including the Tom Stoll family, John Trainer and family, the Bacon/Miller/Gerasimo/Helfman family at Bubbling Springs Farm, and the Finder/Kelley families, Mike Casper, Knospe-Simonson family, the Casper Sugar Bush near Knapp, and the Flanscha-Willert operation, among others, are still making syrup each spring from their maple groves. This is a labor and fuel intensive process that often works best

as a cooperative group effort. The sap from maple trees must be boiled down to evaporate the water out. It takes approximately 40 gallons of sap to make a gallon of syrup.

Two popular places for fun and relaxation in the early 1900s were the Wilson Pavilion, owned by James Wilson, and the Gilbert Creek Pavilion, owned by the Heintz brothers. Located on the Eastern side of 163rd Street, near the intersection of Highway 29 and County Road N, the Wilson Pavilion was famous for big parties and at one point even had a roller-skating rink, which drew young people from farms and towns far and wide. The Heintz Pavilion was located on Gilbert Creek and 270th Street (formerly Kelley Road), and the Heintz family provided catering from their home to the pavilion — for customers as well as the orchestra's meal at midnight. During the years of prohibition, many small moonshine stills were said to be hidden in Lucas coolies, close to clean water springs but hidden from sight in the forests. Both pavilions were very busy in the early part of the 1900s and became less popular destinations as competition from other places, and the increasing availability of the automobile, gave local residents more entertainment choices.

Bubbling Springs Farm located on County N north of Highway 29, is another landmark of the area. In 1914, Paul and Thomas Wilson and Frank Pierce, all prominent Menomonie businessmen, incorporated Bubbling Spring Farm and operated a stock farm and show place. Residents along Highway 29 recall seeing their beautiful horses pulling surreys carrying their owners dressed in finery tipping their hats to the local spectators. Later the farmstead was taken over by the Tainter Memorial Association. Today Bubbling Springs Farm is organized as a privately owned, organic family farm and a five-unit condominium. The brick duplex visible from County Road N was built in the early 1970s and includes building materials from many older local buildings, including the Dunn County Asylum.

Through the years there have been a number of grocery stores and taverns in the township. Louis Finder ran a small grocery store out of the family home until 1912. The Hatchville Store began operation in 1920 by Neil and Hilda Williams. At the time of closing in 1977 it was operated by Larry and Margaret Ziehme. Victor Trinko built the Valley Grocery in 1929 during prohibition. In 1946 it became Valley Bar. The Valley Bar is still operating today serving food and beverages to travelers and locals. Trinko's Tap, located on HWY 29, not far from County Road K, and was built in 1954 by Carl and Irene Trinko. It has had a number of names over the years including Dottie's Tap, and the Hillside Inn. Now operating as Ky-Odie's Den, this bar and grill is popular year 'round.

In the late 1800s and early 1900s, a number of stage coach stops, including the Taylor House at what is now near the intersections of county roads N and Q, provided food for people and horses. At some point in the early 1900s, a local post office and small store was operated by the Mounce family in the same general vicinity.

There were two churches in Lucas. The Adventist Church was located south of the George Lynch property near the Valley Bar. The Methodist church was located south of the Maple School. It sat vacant for many years until 1951 when Don Hicks tore it down for the lumber to build his home near Highway 29 and County Road N. Lucas has no churches at present. The Town of Lucas has two cemeteries. Lucas Cemetery, a non-denominational cemetery, was established in 1875. It is located on County Q south of

County N. During the diphtheria epidemic of 1867, the Teegarden family donated land for a cemetery in the Town of Lucas. It exists on Cemetery Road north of State Highway 12.

In 1921 the Dunn County Asylum bought 120 acres on the east and west side of Highway "Q" near the Lucas Cemetery. It had some of the cemetery, the cheese factory, and the grounds south of the school on it. They built a small house there to headquarter the log cutting and maple syrup making. The house was later rented and torn down in 1966. Bruce Lynch has now constructed a house there.

The Lucas School was built in 1960 at a cost of \$85,000. The floor plan was based on sketches by Don Hicks. Today it operates as part of the Menomonie School District and offers an alternative education for high school students. Before consolidation, township schools included Reed, Pershing, Maple, Birthman, Sunnyside, Lierman, Miller Hill & Palmer. Sunnyside School burned around 1938. The town hall was then used as its replacement. The town hall was built in 1931 with an addition in 1941. It was torn down in 1992, and the current replacement was erected the same year, on the same site.

There are many creeks in Lucas. They are Wilson, Rush, Hay Creek, Brahm, Irving, and Gilbert. Many residents of the township have become involved in a cooperative venture to remove invasive box elders that were choking Gilbert Creek, which had once enjoyed a great reputation for trout. Over time, the banks of the stream had eroded from agricultural practices and the overgrowth of box elder. The early part of this century has seen a remarkable rehabilitation of the creek area near County Roads Q and N. This cooperative effort involves the Wisconsin Department of Natural Resources, the Dunn County Fish and Game Club, Trout Unlimited and many local landowners. Results have been impressive, with trout coming back in much larger numbers. Much of the triangle formed by N, Q and Highway 29 has become public land for recreation, hunting and fishing due to this venture.

In 1880, what was recorded as a windstorm ravaged the Town of Lucas. In 1930, a tornado took down many farm buildings in the area. The 1958 tornado killed 18 people in the Town of Lucas and completely leveled numerous homesteads. In 1980 a major storm knocked down a number of buildings and flattened and twisted forests in the area.

Farm buildings like big red barns, long machinery sheds, tall silos, and classic farm houses on large tracts of land not only mark the history of Lucas, they contribute to the rural character which is highly valued by today's residents. Dairy farms were on average 120 acres, which has helped leave the space we now see between home sites. Many Lucas families have maintained and preserved historic buildings so that current generations can have a vision of what the town once looked like.

References:

- ***Where the Wild Rice Grows, A Sesquicentennial Portrait of Menomonie***, edited by Larry Lynch and John Russell, Menomonie Sesquicentennial Commission 1996
- ***Let Us Come and Settle*** by Joanne Thorud, Heins Publications, 1995.
- ***Knapp & Surrounding Area, A History of Knapp***, compiled by the 1974 Knapp Centennial Committee
- www.rootsweb.com/~widunn/

UTILITIES AND COMMUNITY FACILITIES

This chapter of the plan contains background information, goals, objectives, policies and recommended programs to guide the future maintenance and development of utilities and community facilities in Lucas, as required under §66.1001, Wisconsin Statutes. Recommended programs are mainly included within policy statements.

Residents of the Town of Lucas currently utilize services and facilities needed to support their rural township. Concerns about safety, health, mobility, education, and recreation are met, for the most part, through existing local services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life making the Town of Lucas attractive to potential new residents.

Since the Town is rural in nature traditional services and infrastructures may not exist within our political boundary. Even though some of the following are not located within the Township they have been inventoried for reference or for future use.

Inventory of Facilities

Water Facilities

Lucas does not provide municipal water service. All Town residents receive their water via private wells. The nearest municipal water systems are located in the City of Menomonie and the Village of Knapp which, provide municipal water services to residents within their corporate limits. The Town does not anticipate providing municipal water service over the 20-year planning period.

Wastewater Facilities

The Town does not provide sanitary sewer service, nor does it intend to provide such services over the 20-year planning period. The nearest public sewer system are in the City of Menomonie and the Village of Knapp. All disposal of domestic and commercial wastewater in Lucas is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems, which generally discharge the wastewater to underground drainage fields. Many of the Town's existing systems were installed prior to 1970, when standards for on-site systems began to be upgraded.

The Wisconsin Department of Commerce regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private sewage system code called COMM 83. This revised code allows conventional on-site systems and alternative systems, such as those that employ biological or chemical treatment. There are six types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. In some cases, alternative waste disposal systems can be used in areas where conventional systems are not feasible due to unsuitable soil conditions. In Dunn County, the Zoning Department administers the county's private sewage system ordinance. The ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years.

According to a 1999 Groundwater Protection Plan in Dane County, research and information from Wisconsin and neighboring states suggests that there is a low

probability of significant groundwater pollution associated with on-site sewage disposal systems where housing densities are less than one house per two acres where there are concentrations of twenty or more homes. There is a high probability of groundwater pollution where homes are located at densities greater than one house per two acres.

Storm Water Management Facilities

A storm sewer system does not exist in the Township, nor does the Town plan to implement any type of system. Generally, storm water is dispersed using the natural contours of the land in most sections of the Township, with drainage flowing down local creeks to the Red Cedar River.

Where roads and other construction have disturbed the terrain, ditches, culverts, and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. The Town is under the Dunn County Comprehensive Ordinances which regulate storm water and erosion control, as does the Wisconsin Department of Natural Resources (DNR).

The Wisconsin DNR requires an erosion control plan and permit for all projects that disturb one or more acres of land. The landowner is required to ensure that a site-specific erosion control plan and storm water management plan are then implemented. These storm water management practices apply to new development in the Town of Lucas. Dunn County Land Conservation offers programs and technical assistance regarding these issues.

Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Dunn County. In 1985, the County had 21 Solid waste sites (dumps) and 1 construction demolition landfill operational landfill sites. With the passage of stringent federal regulations in the late 1980s, many town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfills sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems.

To protect drinking water quality, WisDNR requires a separation of 1,200 feet (a little less than ¼ mile) between open or closed landfills and new private water supply wells.

Lucas participates in the Dunn County Solid Waste program. Dunn County operates one Transfer Station, located in the Town of Menomonie and 7 satellite collection sites throughout the county. Each site plus one drop off site also serves as recycling sites. Solid waste from participating units of government is collected and transferred to the Transfer Station where it is shipped to the 7 Mile Creek Landfill in Eau Claire County. Recyclables are also transferred from each site to the Transfer Station where they are processed and shipped to private buyers.

Recreation Facilities and Area Attractions

Several outdoor recreation activities are available in the area. These include hunting, fishing, hiking, golf, cross country skiing, and snowmobiling. There are state and county snowmobile trails connecting to adjoining townships and counties. The City of Menomonie's park system, offers camping, picnicking, and swimming. The Knapp

Memorial Park, with a swimming beach, is free and available to town residents. Another major resource available is the Red Cedar Trail, which runs for 14.5 miles along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire. The Gilbert Creek Recreational area, located in the DNR-owned triangle bordered by County Road N, Highway 29 and County Road Q, is currently undergoing restoration and improvements. A complete listing of parks and recreation facilities can be found in the Dunn County Outdoor Recreation Plan.

Library Services

There are four public libraries in Dunn County; Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. The closest library to Lucas residents is located in Menomonie.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

Fire Protection and Emergency Medical Service (EMT)

The Town has agreements with nearby urban communities for fire and EMS services. Different parts of the Town of Lucas are served by City of Menomonie and the village of Elmwood fire departments via intergovernmental service agreements. Menomonie and Elmwood also provide EMS and EMT services to various parts of the Town. The Town intends to continue these agreements over the planning period. Facility expansions or changes will be the responsibility of the community housing the service. These are voluntary organizations paid a set rate for each "run." The cost of this service is borne by assessments to each municipality based upon population, fees received from users and insurance companies, and Medicare/Medicaid. Uncollected fees are absorbed by district property owners.

Municipal Buildings and Equipment

In 1992 the Town Hall and Garage was constructed. It is located at E2301 STH 29, just off of Highway 29. In 2003 the Town constructed a salt sand storage facility. The Town Hall and Garage facility is now considered adequate to serve the needs of the Town over the 20-year planning period. The Town Hall is a multi-functional building which is used for all meetings, elections, open houses, and special events.

Electrical and Natural Gas Transmission

Electrical power is provided to the Township by Xcel Energy, Dunn County Energy Cooperative and Williams Pipeline has an underground pressurized transmission

pipeline running through the southern portion of the town. Propane gas and fuel oil are supplied by local dealers from the surrounding communities.

Telecommunications Services

Local and long distance telephone service are provided by a variety of carriers such as AT&T, SBC and Centurytel 24/7 and cellular phone service is available from a number of companies.

Health Care Facilities

Town residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services.

In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches. Morning Star Women's Health and Birth Center (www.morningstarbirth.com) provides a holistic model of maternity care that draws women and families from the area as well as from Twin Cities and beyond.

The Red Cedar Medical Center, the largest of the area's facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds and houses a critical care unit and a birthing center. Emergency care is available on a 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

Two cemeteries are located in the Town one on Highway 12 east of Knapp, known as Teegarden Cemetery, and the other, the Lucas Cemetery, is located off CTH Q and near State highway 29.

Schools

Lucas is divided between three public school districts, see School Districts Map in Appendix C. The majority of the students in the Town attend school in the Menomonie School District, while in the northeast corner of the Town some attend the Boyceville

School District and a small number of students in the southwest corner attend the Elmwood School District.

Other higher education degree programs are available from the University of Wisconsin-Stout, Chippewa Valley Technical College, University of Wisconsin-Eau Claire, and University of Wisconsin-River Falls, all within commuting distance. Other institutions of higher learning are offering courses via on-line and outreach programs.

Contaminated Sites

There are no known contaminated sites within the township.

Goals and Objectives

See implementation

Future Needs Timetable

All of the utility and community facilities have been inventoried and analyzed. The future needs timetable enumerates and schedules necessary improvements. The following is an estimated timetable for possible changes to utilities and community facilities within the Town over the 20-year planning period. Budgetary constraints and other unforeseen circumstances may affect this timeframe.

- Water Supply: N/A All water supplied by private wells.
- Wastewater Disposal: N/A All homes in Town have private wastewater disposal systems.
- Solid Waste: N/A All landfills in the Town are closed. The County's recycling and solid waste service meets current and forecasted needs over the planning period.
- Stormwater Management: N/A the Town is under County standards.
- Town Hall and Garage Beyond 2025: The Town Hall and Garage meets current and forecasted space needs over the 20-year planning period.
- Law Enforcement Services: N/A Dunn County administers a dispatch station in the City of Menomonie. This station meets current and forecasted needs over the 20-year planning period.
- Fire Protection and EMS Services: N/A the Town's fire protection and EMS services are provided by intergovernmental agreements with nearby communities. The Town anticipates continuing those agreements, rather than developing its own fire or EMS services or facilities.
- Medical Facilities: N/A Medical facilities serving the Town are located in nearby communities. These facilities meet local needs.
- Telecommunication Facilities: N/A current providers meet existing needs. Upgrade in technology is likely, but town wide construction will be minimal for the 20 year planning period.
- Power Plants and Transmission Lines: N/A no new transmission corridors are planned and there are no plans to locate/construct a power plant in the Town for the 20 year planning period.

- Library: N/A the public libraries serving the Town are located in nearby communities. These libraries meet current and forecasted needs over the 20-year planning period.
- Schools: N/A Public schools serving Town residents meet current and forecasted needs over the 20 year planning period.
- Park & Recreation Facilities: N/A the Town has no facilities and those mentioned in the County outdoor Recreation Plan are adequate to serve the needs for the 20 year planning period.

ECONOMIC DEVELOPMENT

General Overview

Short and long-term economic development will be directed by, or perhaps even driven by, the natural resources of the Township. Change and growth should be managed for the benefit of the entire community while recognizing the rights of the property owners. We recognize that the Township should encourage new businesses that are properly located and fit well into its rural nature. The Town should encourage business and industry that is home based, with minimal environmental/quality of life impact such as:

- Light pollution
- Noise pollution
- Water demands
- Polluting discharges
- Waste production
- Heavy truck traffic
- Disruption of landscape and natural environment

Community Evaluation

Strengths

- Good farmland
- High quality local schools
- Proximity to UW System and CVTC, for education and community services
- Proximity to Interstate 94
- Beautiful natural environment
- Low crime rate
- Good medical services
- State Highway access

Weaknesses

- No public sewer and water system
- No rail service

Income Levels

	2000	
	Number	Percent
Households	248	100.0
Less than \$10,000	13	5.2
\$10,000 to \$14,999	18	7.3
\$15,000 to \$24,999	33	13.3
\$25,000 to \$34,999	28	11.3
\$35,000 to \$49,999	55	22.2
\$50,000 to \$74,999	55	22.2
\$75,000 to \$99,999	21	8.5
\$100,000 to \$149,999	14	5.6
\$150,000 to \$199,999	5	2.0
\$200,000 or more	6	2.4
Median household income	\$ 43,750	
With earnings	215	86.7
Mean earnings	\$58,914	
With Social Security income	52	21.1
Mean Social Security income	\$11,580	
With Supplemental Security Income	4	1.6
Mean Supplemental Security Income	\$7,075	
With public assistance income	1	0.4
Mean public assistance income	\$20,100	
With retirement income	21	8.5
Mean retirement income	\$12,543	

Poverty Status

Overall in Lucas, 6.8% of all households are below the poverty level, with 13.3% of those headed by females, no husband present.

Employment

Employment Status by Industry

	<i>Town of Lucas</i>		<i>Dunn County</i>	
<i>Subject</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Employed civilian population 16 years and over	379	100.0	20,791	100.0
Agriculture, forestry, fishing, hunting and mining	61	16.1	1492	7.2
Construction	26	6.9	1254	6.0
Manufacturing	77	20.3	3535	17.0
Wholesale trade	9	2.4	687	3.3
Retail trade	35	9.2	2755	13.3
Transportation, warehousing and utilities	25	6.6	1026	4.9
Information	0	0	295	1.4
Finance, insurance, real estate, rental and leasing	17	4.5	778	3.7
Professional, scientific, management, administrative, and waste management services	20	5.3	845	4.1
Educational, health and social services	54	14.2	4578	22.0
Arts, entertainment, recreation, accommodation and food services	28	7.4	2140	10.4
Other services (except public administration)	15	4.0	834	4.0
Public administration	12	3.2	578	2.8

(Due to rounding percent totals may not add up to 100)

Employment Status by Occupation

<i>Occupation</i>	<i>Number</i>	<i>Percent</i>
Employed population over 16 years of age	379	100.0
Management, professional, and related occupations	113	29.8
Service occupations	39	10.3
Sales and office occupations	58	15.3
Farming, fishing, and forestry	14	3.7
Construction, extraction, and maintenance occupations	44	11.6
Production, transportation, and material moving occupations	111	29.3

Employment Projections, Dunn County

The Labor Market Analyst for Northwestern Wisconsin believes that employment projections should not be made for each township. It would be more accurate to make them for the entire county. Note that there were 3,700 jobs added in the period 1991-2001. This was an unusually large figure. It is estimated that 2500-3000 new jobs will be created in the period 2001 to 2010.

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 Census the Town of Lucas had an unemployment rate of 4.4%. Over this reporting period Dunn County has maintained close parallels with the state regarding employment rates.

Class of Worker

	<i>Number</i>	<i>Percent</i>
Worker over 16 years of age	379	100.0
Private Wage and Salary	249	65.7
Government	53	14.0
Self-employed	75	19.8
Unpaid family workers	2	0.5

Commuting to Work

	<i>Number</i>	<i>Percent</i>
Worker over 16 years of age	375	100.0
Car, truck or van, drove alone	248	66.1
Car, truck or van, carpool	53	14.1
Public transportation	0	0
Walked	24	6.4
Other means	6	1.6
Worked at home	44	11.7
Mean travel time to work	22.8 minutes	

Largest Employers in Region

Some of the larger employers in the region include Wal-Mart Associates, University of Wisconsin-Stout, Menomonie Public Schools, County of Dunn, Minnesota Mining and Manufacturing, Hunt-Wesson Inc., Myrtle Werth, Hospital Inc., Cardinal Float Glass, Hutchinson Technology, Inc., Menard, Inc., University of Wisconsin – Eau Claire, Chippewa Valley Technical College, and many medical hospitals, clinics and offices.

Regional Industrial/Commercial Parks

<i>Name</i>	<i>Total Acres</i>	<i>Percent Occupied</i>
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	100
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

Compatibility and Availability

The Town does not have an industrial/commercial base as a basis for future projections. However, the town will review proposals against this plan. The Town would encourage proposals that parallel the plan and if a proposal is not appropriate, the town would recommend locating in a community which is better suited to meet their needs. Given the large amounts of land in the town, it is unlikely that a site for a compatible business/ industry would not be available.

Redevelopment

The town has no contaminated sites or brownfields.

Selected Economic Development Programs

The Town will work with Dunn County, the State of Wisconsin, and the Federal government to participate in appropriate economic development programs:

- The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).
- The Community Development Block Grant- Economic Development (CDBG-ED).
- The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEBR).
- Enterprise Development Zone (EDZ)
- Community Development Zones (CDZ)
- Rural Economic Development (RED) Early Planning Grant Program.
- Wisconsin Development Fund-Major Economic Development Program (MED).
- Transportation Facilities Economic Assistance and Development Program.
- Customized Training Grant Programs.
- Industrial Revenue Bonds.
- Technology Development Fund Program.
- Transportation Economic Assistance
- Tax Incremental Financing
- I-94 Technology Zone Tax credits

Summary

Agriculture is the largest business in the Town of Lucas. Agriculturally related businesses will be encouraged that fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water). There is one direct access to the Interstate highway system (See Transportation for location). There is no rail service in the township.

Due to the competitiveness of economic assistance programs combined with the limited resources of the town, state and federal economic development programs are difficult at best to qualify for. Without economic development packages and or incentives; attracting large scale industrial use is unlikely. However, having direct access to the Interstate as well as state highway 29 running through the town may prove to be attractive to commercial /highway commercial types of businesses.

Regardless if future economic growth is commercial or industrial in nature, the town should encourage the presence of businesses that parallel the town's plan (such as artisanal agricultural production, craftsmanship, home-based small businesses and other ag-friendly or ag-related businesses) and should encourage other businesses to locate in or near communities with the proper utility and infrastructure.

LAND USE

Basic Policies

- Prepare existing land use map
- Assess real estate forces
- Identify conflicts
- Prepare 20-year projections
- Prepare preferred land use map

Land Use Summary

The following chart is a statistical look at the various land uses within the township.

Total acres in the Town is 19,595

	Total Parcels	Improved Parcels	Total Acres	Net Density Per Parcel	Average Parcel Size In acres
General Property					
Residential	240	227	618	1:81.65	2.58
Commercial	15	8	52	1:1,306	3.47
Manufacturing	5	1	167	1:3,919	33.40
Agricultural	523	0	11,172	1:37.47	21.36
Undeveloped	320	0	1,201	1:61.23	3.75
Ag Forest	0	0	0	0	0
Forest	381	0	6,233	1:51.43	16.36
Other	73	69	152	1:268.42	2.08
Total		305	19,595		

The above data is from the Dunn County Statement of Assessments reported by March, 2005. The category of Net Density per parcel is a calculation of the number of acres in the Town divided by the total number of parcels in that category. For example the Residential category under Net Density Per Acre would read that on average there is one residential parcel per every 81.65 acres of land in the Town. The Average parcel size is a calculation of the number of acres in a category divided by the Total Parcels. For example the Residential category would read the average parcel size in the Town as 2.58 acres.

Trends

Land Demand

Currently in the township there are two major demands for land; agriculture and housing. Of these two uses, housing demands will have the largest impact on the demand for land.

Land Prices

In general land prices for the following three uses are,

- \$2,500-3,500 per acre for farmland
- \$3,000 per acre and up for residential
- \$3,500 per acre and up for commercial

Redevelopment Opportunities

The town is basically agricultural in nature. It is a rural environment there are no incorporated areas in the town, no blighted neighborhoods and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

Existing Conflicts

From discussions with elected officials and the general population, no land use conflicts have been identified.

Potential Conflicts

In looking at the town from a land use perspective, and taking into consideration the low development pressures, it does not appear as if land use conflicts will be an issue.

Projections

	2007-2010	2015	2020	2025	18 Year Total
Number of Housing Units	13	34	33	34	114
Acres of Housing Units	33.28	87.04	84.48	87.04	291.84
Number of Commercial/Industrial Units	0	0	0	0	0
Acres of Commercial/Industrial Units	0	0	0	0	0

According to Dunn County housing starts information (see Housing Element), over the last ten years the Town averaged 6.7 housing starts per year. Combining the current average lot size (2.56 acres) with this figure represents the amount of land that could be expected to be changed from agricultural use to a residential use if this trend holds true.

The above projection does not account for increases in housing starts. Since all available land in the town is considered to be some form of agricultural land, it is expected that in order to meet the above housing demand that agricultural land will be reduced by the amount of land required to meet housing needs. The above chart suggests that from 2007 through 2025 that the Town could expect to see approximately 114 new housing starts and that those homes will require approximately 292 acres of land.

Future Boundaries

The Village of Knapp borders Lucas Township. The Village recently adopted a Comprehensive Plan. While the Village has not annexed lands in the past, nor has it expressed immediate plans to annex additional land or to extend utilities beyond its corporate boundaries, annexation of Lucas land by Knapp could become an issue in the future.

Summary

Agriculture is and will continue to be the largest business in the Town. Agricultural related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural and rural residential needs. There are no public utilities (sewer and water) there is limited access to State and county highway system. There is no rail service and the town is not close to a major airport, therefore industrial growth is not likely to occur. The town should encourage industrial types of businesses to locate in or near an incorporated area with proper utility and infrastructure.

INTERGOVERNMENTAL COOPERATION

For reasons of economy and efficiency, additional emphasis has been placed upon cooperation and sharing between governmental jurisdictions. Regulations and costs of personnel and equipment provide the incentive to avoid unnecessary duplication.

The changing nature of this political environment begs for improved communication and planning between and among adjacent municipalities and regional agencies. To accomplish this, a compilation of objectives, policies, maps, and programs for joint planning and decision-making should be implemented. Such entities include towns, counties, school districts, and special service districts (i.e., fire/ambulance districts). When the intergovernmental cooperation activities become operational, the benefits to the citizens should include reduced conflicts; early identification of issues; consistency and predictability of government behavior; and the development of trusting relationships between jurisdictions and the local officials who govern them.

Continuing unwritten agreements exist between Lucas and surrounding units of government for road maintenance and snow. Evaluation of these agreements occurs as needed.

Other Units of Government

The Town of Lucas has many neighbors besides being in Dunn County it shares a border with four towns in Dunn County (Menomonie, Weston, Stanton and Sherman) it has a common border with the Village of Knapp and it also share a border with another county (St. Croix).

Each of these jurisdictions have development and planning issues that could impact the Town of Lucas. For example, the Village of Knapp has extraterritorial review rights (zoning and plat review) which extend one and one half mile beyond the Village limits. The Towns of Weston, Menomonie and Stanton all have adopted a comprehensive plan and each is working to implement portions of their plan. Jurisdictions in St. Croix have been active in planning and may also have adopted plans to consider.

In an environment of fast-paced change, contact with surrounding municipalities is essential since changes and decisions in one jurisdiction could easily have an impact on another. Lucas is not an "island" but part of the county community of townships and villages the city of Menomonie. Therefore, there is a need for appropriate joint planning where sensible and practical.

Stanton Township

An unwritten road plowing/maintenance agreement is the only cooperative venture between Lucas and Stanton.

Dunn County

Dunn County provides construction and maintenance of County Highways that run through the Town. The County also maintains a portion of State Highway 12 & 29 and Interstate 94. These are major commuter highways. Dunn County also provides the only law enforcement in the Town.

School Districts

The Town does not have a formal relationship with the school districts, but as a policy it maintains a spirit of cooperation regarding school related issues to work cooperatively with the school districts. Currently there are no plans from the school districts to site school facilities within the Village. A map of the school district can be found in Appendix C.

Conflicts

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Lucas and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided. However, if conflicts develop, the Town Board will implement one or more of the following conflict resolution techniques.

Process to Resolve Conflicts

Dispute-resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Sometimes in addressing intergovernmental issues, the Town discovers that neighboring communities have different visions and ideas. which can lead to a disagreement or dispute.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances.

Of the techniques available to resolve conflicts, the Town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques:

- Binding arbitration
- Non-binding arbitration
- Early neutral evaluation.
- A focus group
- A mini-trial
- A moderated settlement conference
- A summary jury trial

A detailed description of each of these techniques is available through the Towns Association.

IMPLEMENTATION

The Town of Lucas Comprehensive Plan provides a general direction for rural development. It also has specific goals and objectives. This section identifies the mechanisms to implement those recommendations such as community cooperation, local ordinances and county ordinances.

How To Implement

This plan looks twenty years into the future. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before it can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goals and objectives.
2. The Town Board passes the goal and objectives to the Plan Commission for its study and recommendations.
3. Final action rests with the Town Board.

As previously stated, the Town has three major tools at its disposal in implementing the plan:

1. Community Cooperation

Community cooperation should be utilized as the educational and communication tool to assist the Town in creating or updating local ordinances or zoning districts. Through community cooperation the Town can keep its residents informed on local and regional concerns and development issues. Community Cooperation could lead to a new local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism that builds intergovernmental cooperation.

Some examples of Community Cooperation would be informational meetings to present information on a Town issue to the residents before action is taken by the board. It could also be materials developed by the Town to educate its citizens about a specific topic, issue or process.

Community Cooperation is the public participation, the community awareness component. It's the starting point for changes and should be used to gauge public support.

2. Local Ordinances

Another common implementation tool available to the Town is local ordinances. The Town currently has some local ordinances and plans to develop more, including a variety of land-use ordinances designed to establish policies consistent with the community desires reflected in this plan. All ordinances should be reviewed against the goals and intent of the comprehensive plan, county and state statutes in an attempt to minimize inconsistencies. If inconsistencies are found, the Town should resolve these inconsistencies before beginning to write or amend ordinances. In some cases, town ordinances can be more restrictive than county and state guidelines. In cases where a discrepancy exists, it is generally assumed that the more restrictive of the two policies applies.

For example, the Town has expressed a desire to have/maintain as much local control as possible. The Town Board will thus take steps to adopt a local subdivision ordinance. In adopting this and additional ordinances the Board will refer to the comprehensive plan. County ordinances and state statutes may be used as guides.

Subdivisions

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All townships in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Adopting a local subdivision ordinance requires local review along with county and, in some instances, state review.

Enforcement of the local ordinance is the responsibility of the town. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. Several types of subdivision ordinances are available, such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

It is important to note that if the Town were to adopt a local subdivision ordinance that the county's subdivision ordinance would still be in place. Essentially a sub divider would have to meet the requirements of both ordinances before the plat could legally be recorded. With regards to a dual review process, it is essential to realize that if the Town were to adopt a local ordinance, such as a subdivision ordinance, that the responsibility to enforce and defend such an ordinance would rest solely with the Town.

Site Plan Review

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers, it received the power to create and adopt a site-plan review process. Site plan review can deal with the general principles of housing placement such as how it should be viewed from a road or it can deal with very specific site planning standards

such as grading and landscape plans. There is no single example of site plan review. The Town would set the standards which it feels best suits its desired needs.

3. County Ordinances

As mentioned above, the county's subdivision ordinance is in place in the Town but the County's comprehensive ordinances also regulate storm water, erosion control, and zoning. Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements. The County's Zoning Ordinance has a process which allows for the ordinance to be amended, if the Town discovers inconsistencies between county ordinances and its plan, the town should first follow the procedures to amend the county ordinance and if that is not successful then the Town should consider amending that portion of its plan to become consistent.

Goals and Objectives

A goal is a long-term desired outcome toward which programs, policies and activities are directed. The goal represents a general statement of intent, a description of the most preferable situation that could be achieved assuming that all the goal's associated objectives and policies were successfully implemented. The goals are the Town's desired destination.

An objective is a specific, measurable, concrete task that is achievable and marks progress toward a goal. Objectives are the strategic steps required to reach the Town's desired destination.

Through the use of visioning sessions, citizen opinion survey, inventory data and other community input, the Plan Commission developed Town goals. Goals are not necessarily specific to a particular planning element. Therefore connection and crossover to other goals and planning elements is inevitable.

Community

To protect and maintain the rural character of the Town of Lucas while guiding responsible growth for the benefit of the Town and its citizens

Housing

To encourage adequate, safe and environmentally compatible housing which provides for the needs of current and future citizens while maintaining the rural character of the Town of Lucas.

- Develop a subdivision ordinance that addresses local issues.

Transportation

To develop and maintain adequate, safe and environmentally compatible transportation networks which provide support for current and future citizens and businesses of the Town of Lucas.

- Maintain the level of service and maintenance on existing Town roads.

Utilities and Community Facilities

To provide for adequate utilities and community facilities to maintain the controlled growth of the town with minimum impact on it's natural surroundings.

- Continue to provide basic services for Town residents, including public road maintenance, snow plowing, and emergency services.
- Consider local ordinances, this plan, as well as the general welfare of all residents, to determine whether new or expanded Town services or facilities may be appropriate.
- Work with County Zoning to ensure the proper approval process and placement of new on-site wastewater systems, and appropriate maintenance and replacement of older systems as a means to protect ground water quality.
- Support the provision of new neighborhood parks or common open spaces.

Economic Development

To provide economic development support for the citizens of the Town of Lucas while maintaining its rural character.

- Direct large scale commercial development to locations adjacent to the I-94 corridor.
- Remain open to home-based businesses, agricultural-product-based businesses and other economic-development opportunities that minimize impact to landscape and environment.
- Weigh pros and cons of all businesses based on their likely impact on "Rural Character," environmental impact and local quality of life.
- Include the preservation of Rural Character and Natural Resources as part of the decision making process when considering all proposed businesses and developments.

Natural, Agricultural, and Cultural Resources

Natural Resources:

To recognize, preserve and ensure the integrity of the extraordinary natural resources of the Town of Lucas.

- Invite representatives of the DNR, Trout Unlimited, and other groups who know about Lucas's resources to an annual open house to discuss areas of concern or advancement so that the public and town board are kept up to date on changes or needs in the area.

- Create a checklist for town decision makers to look at when evaluating development requests. This checklist should ask whether the proposed change creates a negative or positive impact on natural resources such as water, air, soil, wildlife, night sky, and open spaces.
- Develop and distribute a “Code of Rural Living” to all interested parties.

Agricultural Resources:

To continue support of agricultural activities while encouraging minimal impact on the environment in the Town of Lucas.

- Invite local farmers, and agricultural representatives who know about Lucas’s agricultural situation to an annual open house to discuss areas of concern or advancement so that the public and town board are kept up to date on changes or needs in the area.
- Create a checklist for town decision makers to look at when evaluating development requests. This checklist should ask whether the proposed change creates a negative or positive impact on farming in our community. Steps can be taken before a project is instituted so that neighboring farms will not be negatively impacted.

Cultural Resources:

Preserve and protect the cultural and historical resources of the Town of Lucas.

- Historical sites should be added to a town map so that they are obvious to potential developers and town decision makers.
- A subcommittee should be formed to help a local 4H group, or college class to interview older members of the community in order to develop a first person narrative of the early days in Lucas. This subcommittee should be charged with finding, consolidating and preserving historical documents from Lucas’ schools before they are lost.
- Records from Lucas Town Hall should be preserved and made available by request to those researching the town’s history.

Intergovernmental Cooperation

To establish appropriate and cooperative relationships with various adjacent governmental units and jurisdictions.

- Set up and or attend planning related meetings in and around the Town.

Land Use

To encourage a coordinated development pattern that protects and maintains the natural character of the Town of Lucas with a proper balance between private property rights and public interest.

- Review County zoning and subdivision ordinances and asses their applicability to the Town’s plan.
- Encourage Town officials to use the plan in the decision making process and to develop ordinances that reflect the plan’s stated intentions.

Integration

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may come into play. While some goals are specific to a particular element, achieving the goal may require a much broader overview. The driving force behind this whole process has been a comprehensive analysis of the community. As the Town implement its goals, it should comprehensively assess the impact the objectives will have on the rest of the plan.

Plan Monitoring, Evaluation and Update

Plan monitoring and evaluation is an ongoing process that will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Lucas will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Town will remain flexible with regard to updates. However, beyond the first year of adoption, it is not expected that updates will be necessary more often than every two years.

In accordance with the State's Comprehensive Planning Statutes (66.1001), the plan must be updated every ten years.

APPENDIX A

Glossary and Demographics

Glossary of Terms

Rural Character

The majority of Lucas Township residents prefer to live in Lucas because of its primarily rural character. Areas of Wisconsin known for their rural aesthetic, share certain characteristics including low-density housing and open spaces with forests, fields, streams, ponds, and wetlands. People in Lucas prefer to live where development is not dense and agricultural pursuits are welcomed. Our Town is defined by what a person can see: hills, forest, streams, wetlands, pasture, scattered houses, and farm fields.

Responsible Growth

Responsible Growth suggests that decision makers will address necessary changes to current land-use policies by making consistent decisions based on the best interests of the majority of Lucas Residents. Responsible-decision making includes making use of the Land Use Plan, local and county ordinances, and keeping in mind the needs and safety of future generations of Lucas Residents as well as those present today.

Important Farmland

For this plan the classification of “prime” is not being used to describe the most productive land in the town. The “prime” designation is a state definition which, if used, may not paint a complete picture of the important agricultural land in the town. Instead this plan identifies Important Agricultural land, as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but it is not existing urban and/or built up land. This is land that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage.

Demographics

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Lucas town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	658	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	658	100.0
Male.....	354	53.8	Hispanic or Latino (of any race).....	6	0.9
Female.....	304	46.2	Mexican.....	3	0.5
Under 5 years.....	53	8.1	Puerto Rican.....	-	-
5 to 9 years.....	43	6.5	Cuban.....	-	-
10 to 14 years.....	60	9.1	Other Hispanic or Latino.....	3	0.5
15 to 19 years.....	41	6.2	Not Hispanic or Latino.....	652	99.1
20 to 24 years.....	36	5.5	White alone.....	644	97.9
25 to 34 years.....	97	14.7	RELATIONSHIP		
35 to 44 years.....	107	16.3	Total population.....	658	100.0
45 to 54 years.....	109	16.6	In households.....	658	100.0
55 to 59 years.....	29	4.4	Householder.....	240	36.5
60 to 64 years.....	24	3.6	Spouse.....	150	22.8
65 to 74 years.....	40	6.1	Child.....	221	33.6
75 to 84 years.....	16	2.4	Own child under 18 years.....	163	24.8
85 years and over.....	3	0.5	Other relatives.....	19	2.9
Median age (years).....	34.9	(X)	Under 18 years.....	8	1.2
18 years and over.....	481	73.1	Nonrelatives.....	28	4.3
Male.....	260	39.5	Unmarried partner.....	12	1.8
Female.....	221	33.6	In group quarters.....	-	-
21 years and over.....	455	69.1	Institutionalized population.....	-	-
62 years and over.....	71	10.8	Noninstitutionalized population.....	-	-
65 years and over.....	59	9.0	HOUSEHOLD BY TYPE		
Male.....	28	4.3	Total households.....	240	100.0
Female.....	31	4.7	Family households (families).....	185	77.1
RACE			With own children under 18 years.....	89	37.1
One race.....	656	99.7	Married-couple family.....	150	62.5
White.....	650	98.8	With own children under 18 years.....	70	29.2
Black or African American.....	3	0.5	Female householder, no husband present.....	18	7.5
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	10	4.2
Asian.....	2	0.3	Nonfamily households.....	55	22.9
Asian Indian.....	-	-	Householder living alone.....	47	19.6
Chinese.....	-	-	Householder 65 years and over.....	10	4.2
Filipino.....	-	-	Households with individuals under 18 years.....	98	40.8
Japanese.....	-	-	Households with individuals 65 years and over.....	38	15.8
Korean.....	2	0.3	Average household size.....	2.74	(X)
Vietnamese.....	-	-	Average family size.....	3.11	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	256	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	240	93.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	16	6.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	1	0.4
Some other race.....	1	0.2	Homeowner vacancy rate (percent).....	1.5	(X)
Two or more races.....	2	0.3	Rental vacancy rate (percent).....	6.5	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:³			Occupied housing units.....	240	100.0
White.....	652	99.1	Owner-occupied housing units.....	197	82.1
Black or African American.....	3	0.5	Renter-occupied housing units.....	43	17.9
American Indian and Alaska Native.....	2	0.3	Average household size of owner-occupied units.....	2.76	(X)
Asian.....	2	0.3	Average household size of renter-occupied units.....	2.67	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	1	0.2			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Lucas town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	157	100.0	Total population.....	668	100.0
Nursery school, preschool.....	24	15.3	Native.....	666	99.7
Kindergarten.....	11	7.0	Born in United States.....	664	99.4
Elementary school (grades 1-8).....	70	44.6	State of residence.....	533	79.8
High school (grades 9-12).....	32	20.4	Different state.....	131	19.6
College or graduate school.....	20	12.7	Born outside United States.....	2	0.3
			Foreign born.....	2	0.3
			Entered 1990 to March 2000.....	-	-
EDUCATIONAL ATTAINMENT			Naturalized citizen.....	2	0.3
Population 25 years and over.....	438	100.0	Not a citizen.....	-	-
Less than 9th grade.....	21	4.8			
9th to 12th grade, no diploma.....	32	7.3	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency).....	208	47.5	Total (excluding born at sea).....	2	100.0
Some college, no degree.....	80	18.3	Europe.....	2	100.0
Associate degree.....	29	6.6	Asia.....	-	-
Bachelor's degree.....	43	9.8	Africa.....	-	-
Graduate or professional degree.....	25	5.7	Oceania.....	-	-
Percent high school graduate or higher.....	87.9	(X)	Latin America.....	-	-
Percent bachelor's degree or higher.....	15.5	(X)	Northern America.....	-	-
			LANGUAGE SPOKEN AT HOME		
MARITAL STATUS			Population 5 years and over.....	615	100.0
Population 15 years and over.....	516	100.0	English only.....	591	96.1
Never married.....	124	24.0	Language other than English.....	24	3.9
Now married, except separated.....	321	62.2	Speak English less than "very well".....	11	1.8
Separated.....	10	1.9	Spanish.....	11	1.8
Widowed.....	18	3.5	Speak English less than "very well".....	11	1.8
Female.....	14	2.7	Other Indo-European languages.....	13	2.1
Divorced.....	43	8.3	Speak English less than "very well".....	-	-
Female.....	22	4.3	Asian and Pacific Island languages.....	-	-
			Speak English less than "very well".....	-	-
GRANDPARENTS AS CAREGIVERS			ANCESTRY (single or multiple)		
Grandparent living in household with one or more own grandchildren under 18 years.....	10	100.0	Total population.....	668	100.0
Grandparent responsible for grandchildren.....	-	-	Total ancestries reported.....	880	131.7
			Arab.....	-	-
VETERAN STATUS			Czech ¹	-	-
Civilian population 18 years and over ..	490	100.0	Danish.....	7	1.0
Civilian veterans.....	55	11.2	Dutch.....	33	4.9
			English.....	65	9.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			French (except Basque) ¹	20	3.0
Population 5 to 20 years.....	146	100.0	French Canadian ¹	2	0.3
With a disability.....	15	10.3	German.....	361	54.0
Population 21 to 64 years.....	402	100.0	Greek.....	7	1.0
With a disability.....	95	23.6	Hungarian.....	2	0.3
Percent employed.....	78.9	(X)	Irish ¹	50	7.5
No disability.....	307	76.4	Italian.....	14	2.1
Percent employed.....	87.0	(X)	Lithuanian.....	-	-
Population 65 years and over.....	67	100.0	Norwegian.....	191	28.6
With a disability.....	22	32.8	Polish.....	25	3.7
			Portuguese.....	-	-
RESIDENCE IN 1995			Russian.....	-	-
Population 5 years and over.....	615	100.0	Scotch-Irish.....	12	1.8
Same house in 1995.....	432	70.2	Scottish.....	-	-
Different house in the U.S. in 1995.....	183	29.8	Slovak.....	-	-
Same county.....	116	18.9	Subsaharan African.....	-	-
Different county.....	67	10.9	Swedish.....	12	1.8
Same state.....	25	4.1	Swiss.....	5	0.7
Different state.....	42	6.8	Ukrainian.....	-	-
Elsewhere in 1995.....	-	-	United States or American.....	36	5.4
			Welsh.....	1	0.1
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	37	5.5

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Lucas town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	508	100.0	Households	248	100.0
In labor force	397	78.1	Less than \$10,000	13	5.2
Civilian labor force	397	78.1	\$10,000 to \$14,999	18	7.3
Employed	379	74.6	\$15,000 to \$24,999	33	13.3
Unemployed	18	3.5	\$25,000 to \$34,999	28	11.3
Percent of civilian labor force	4.5	(X)	\$35,000 to \$49,999	55	22.2
Armed Forces	-	-	\$50,000 to \$74,999	55	22.2
Not in labor force	111	21.9	\$75,000 to \$99,999	21	8.5
Females 16 years and over	244	100.0	\$100,000 to \$149,999	14	5.6
In labor force	182	74.6	\$150,000 to \$199,999	5	2.0
Civilian labor force	182	74.6	\$200,000 or more	6	2.4
Employed	174	71.3	Median household income (dollars)	43,750	(X)
Own children under 6 years	64	100.0	With earnings	215	86.7
All parents in family in labor force	57	89.1	Mean earnings (dollars) ¹	58,914	(X)
COMMUTING TO WORK			With Social Security income	52	21.0
Workers 16 years and over	375	100.0	Mean Social Security income (dollars) ¹	11,580	(X)
Car, truck, or van -- drove alone	248	66.1	With Supplemental Security Income	4	1.6
Car, truck, or van -- carpooled	53	14.1	Mean Supplemental Security Income		
Public transportation (including taxicab)	-	-	(dollars) ¹	7,075	(X)
Walked	24	6.4	With public assistance income	1	0.4
Other means	6	1.6	Mean public assistance income (dollars) ¹	20,100	(X)
Worked at home	44	11.7	With retirement income	21	8.5
Mean travel time to work (minutes) ¹	22.8	(X)	Mean retirement income (dollars) ¹	12,543	(X)
Employed civilian population			Families	190	100.0
16 years and over	379	100.0	Less than \$10,000	6	3.2
OCCUPATION			\$10,000 to \$14,999	8	4.2
Management, professional, and related			\$15,000 to \$24,999	27	14.2
occupations	113	29.8	\$25,000 to \$34,999	21	11.1
Service occupations	39	10.3	\$35,000 to \$49,999	39	20.5
Sales and office occupations	58	15.3	\$50,000 to \$74,999	52	27.4
Farming, fishing, and forestry occupations	14	3.7	\$75,000 to \$99,999	20	10.5
Construction, extraction, and maintenance			\$100,000 to \$149,999	8	4.2
occupations	44	11.6	\$150,000 to \$199,999	5	2.6
Production, transportation, and material moving			\$200,000 or more	4	2.1
occupations	111	29.3	Median family income (dollars)	48,125	(X)
INDUSTRY			Per capita income (dollars) ¹	21,646	(X)
Agriculture, forestry, fishing and hunting,			Median earnings (dollars):		
and mining	61	16.1	Male full-time, year-round workers	30,795	(X)
Construction	26	6.9	Female full-time, year-round workers	23,750	(X)
Manufacturing	77	20.3			
Wholesale trade	9	2.4			
Retail trade	35	9.2			
Transportation and warehousing, and utilities					
Information	25	6.6			
Finance, insurance, real estate, and rental and					
leasing	17	4.5			
Professional, scientific, management, adminis-					
trative, and waste management services	20	5.3			
Educational, health and social services	54	14.2			
Arts, entertainment, recreation, accommodation					
and food services	28	7.4			
Other services (except public administration)	15	4.0			
Public administration	12	3.2			
CLASS OF WORKER					
Private wage and salary workers	249	65.7			
Government workers	53	14.0			
Self-employed workers in own not incorporated					
business	75	19.8			
Unpaid family workers	2	0.5			

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Lucas town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	265	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	249	100.0
1-unit, detached	223	84.2	1.00 or less	242	97.2
1-unit, attached	2	0.8	1.01 to 1.50	7	2.8
2 units	2	0.8	1.51 or more	-	-
3 or 4 units	3	1.1			
5 to 9 units	-	-	Specified owner-occupied units	70	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	2	2.9
Mobile home	35	13.2	\$50,000 to \$99,999	44	62.9
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	18	25.7
			\$150,000 to \$199,999	4	5.7
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	2	2.9
1999 to March 2000	4	1.5	\$300,000 to \$499,999	-	-
1995 to 1998	19	7.2	\$500,000 to \$999,999	-	-
1990 to 1994	15	5.7	\$1,000,000 or more	-	-
1980 to 1989	24	9.1	Median (dollars)	92,100	(X)
1970 to 1979	65	24.5			
1960 to 1969	24	9.1	MORTGAGE STATUS AND SELECTED		
1940 to 1959	34	12.8	MONTHLY OWNER COSTS		
1939 or earlier	80	30.2	With a mortgage	50	71.4
			Less than \$300	-	-
ROOMS			\$300 to \$499	-	-
1 room	2	0.8	\$500 to \$699	6	8.6
2 rooms	10	3.8	\$700 to \$999	26	37.1
3 rooms	9	3.4	\$1,000 to \$1,499	18	25.7
4 rooms	29	10.9	\$1,500 to \$1,999	-	-
5 rooms	59	22.3	\$2,000 or more	-	-
6 rooms	56	21.1	Median (dollars)	893	(X)
7 rooms	39	14.7	Not mortgaged	20	28.6
8 rooms	39	14.7	Median (dollars)	317	(X)
9 or more rooms	22	8.3			
Median (rooms)	5.9	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	249	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	24	34.3
1999 to March 2000	26	10.4	15.0 to 19.9 percent	12	17.1
1995 to 1998	59	23.7	20.0 to 24.9 percent	10	14.3
1990 to 1994	48	19.3	25.0 to 29.9 percent	10	14.3
1980 to 1989	42	16.9	30.0 to 34.9 percent	-	-
1970 to 1979	48	19.3	35.0 percent or more	14	20.0
1969 or earlier	26	10.4	Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	29	100.0
None	6	2.4	GROSS RENT		
1	59	23.7	Less than \$200	-	-
2	113	45.4	\$200 to \$299	-	-
3 or more	71	28.5	\$300 to \$499	8	27.6
			\$500 to \$749	15	51.7
HOUSE HEATING FUEL			\$750 to \$999	-	-
Utility gas	2	0.8	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	153	61.4	\$1,500 or more	-	-
Electricity	18	7.2	No cash rent	6	20.7
Fuel oil, kerosene, etc	44	17.7	Median (dollars)	544	(X)
Coal or coke	-	-			
Wood	32	12.9	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	9	31.0
No fuel used	-	-	15.0 to 19.9 percent	-	-
			20.0 to 24.9 percent	4	13.8
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	4	13.8
Lacking complete plumbing facilities	3	1.2	30.0 to 34.9 percent	2	6.9
Lacking complete kitchen facilities	3	1.2	35.0 percent or more	4	13.8
No telephone service	-	-	Not computed	6	20.7

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Final Population Projections for Wisconsin Municipalities: 2000 - 2025

(The 2000 Census counts include the latest corrections - November 25, 2003 and may not equal those in the county age by sex projections)

Municipality	1980	1990	2000	2005	2010	2015	2020	2025
T COLFAX	660	691	909	993	1,066	1,130	1,206	1,286
T DUNN	1,294	1,315	1,492	1,579	1,648	1,705	1,780	1,862
T EAU GALLE	944	854	797	788	770	747	734	722
T ELK MOUND	66	749	1,121	1,254	1,374	1,481	1,605	1,733
T GRANT	443	412	426	436	442	445	452	461
T HAY RIVER	433	510	546	585	618	646	681	718
T LUCAS	699	644	658	678	690	698	714	731
T MENOMONIE	2,453	2,732	3,174	3,399	3,587	3,746	3,946	4,159
T NEW HAVEN	707	658	656	671	678	680	691	703
T OTTER CREEK	337	339	474	529	578	622	673	725
T PERU	194	203	247	262	274	283	296	310
T RED CEDAR	1,278	1,417	1,673	1,845	1,999	2,136	2,296	2,463
T ROCK CREEK	668	696	793	831	860	882	914	950
T SAND CREEK	575	568	586	609	625	637	656	677
T SHERIDAN	476	468	483	497	505	510	520	533
T SHERMAN	666	725	748	775	794	808	830	855
T SPRING BROOK	1,293	1,293	1,320	1,392	1,448	1,493	1,555	1,622
T STANTON	553	637	715	799	875	942	1,020	1,101
T TAINTER	1,507	1,756	2,116	2,339	2,536	2,711	2,915	3,128
T TIFFANY	639	594	633	654	667	676	692	711
T WESTON	654	560	630	636	634	629	631	635
T WILSON	464	490	500	516	527	534	548	562
V BOYCEVILLE	862	913	1,043	1,096	1,137	1,170	1,216	1,265
V COLFAX	1,149	1,110	1,136	1,165	1,181	1,189	1,211	1,236
V DOWNING	242	250	257	261	263	262	265	268
V ELK MOUND	737	765	785	815	837	852	877	905
V KNAPP	419	419	421	428	430	429	433	438
V RIDGELAND	300	246	265	265	262	257	255	254
V WHEELER	231	348	317	317	313	307	305	304
C MENOMONIE	12,769	13,547	14,937	15,632	16,153	16,558	17,144	17,788
DUNN COUNTY	34,314	35,909	39,858	42,046	43,771	45,165	47,061	49,105

Prepared by Demographic Services Center, Wisconsin Department of Administration, January 2004

APPENDIX B

Public Participation

Summary of Town of Lucas Survey Results

August 18, 2005

To better understand the survey results the Plan Commission performed a basic analysis. Their analysis consisted of comparing each survey question against the required nine planning elements and deciding if the question was related to the content of each particular planning element.

Following are the headings for each of the required planning elements; underneath each heading is a series of numbers. Each number represents a specific survey question considered to be relevant in some way to the heading topic. Following the numbers is a synthesized description of the related responses from the survey.

Question No. 1 (regarding the quality of life in Lucas) was considered relevant to all heading topics. In order to avoid unnecessary repetition, the descriptive summary is provided here:

A majority of the respondents of the survey feel the quality of life in Lucas is good with about 1/3 feeling it is excellent. Most feel it will remain about the same but about a third feel the quality of life will worsen. They felt that people chose to live in the town for a variety of reasons with the top three reasons being the natural beauty, the rural character and it's a safe place to live (low crime rate).

Issues and Opportunities

1,2,3,5,7,8,11,14

When it comes to protecting and preserving the quality of life in the town the respondents felt that the primary role of the town is that of educator with enforcer and regulator in a virtual second place tie. A majority of the respondents felt environmental laws are good, however, a small segment feels they are excellent and about the same number feel they are poor.

On the issue of housing; respondents felt that the largest demand for housing is in the single family market, with assisted living coming in second and duplex and town homes a close third. They were strong in their opinion about forms of housing not needed with condominium the least desired, mobile home parks second and duplex and town homes third.

Agriculture, specifically productive agricultural land is an important issue and a majority support having productive ag. Land remain as an agricultural use. If productive land were to be changed; in a 2/3 to 1/3 margin they prefer it to be a residential use and overwhelmingly do not support it being converted to an industrial/commercial use.

Economic development is an issue of concern primarily commercial and industrial development. Overwhelmingly they felt that if these uses were to locate in the town they prefer those uses be restricted to designated areas.

Housing

1,8,9,11,13

A majority of the respondents felt that the largest demand for housing is in the single family market, with assisted living coming in second and duplex and town homes a close third. They were strong in their opinion about forms of housing not needed; condominiums as the least desired, mobile home parks second and duplex and town homes third.

Lot size emerged as an important issue but survey responses did not suggest consensus on what minimum lot sizes should be.

Productive agricultural land is an important issue and a majority support having productive agricultural land remain in an agricultural use. If productive land were to be changed; in a 2/3 to 1/3 margin they prefer it change to a residential use and overwhelmingly do not support it being converted to an industrial/commercial use.

It's clear that land will continue to be developed; the respondents felt that new development should be allowed but that the town should establish guidelines or ordinances to protect the rural character of the town. Approximately 1/5 feel that existing guidelines are sufficient and a small percentage support no restrictions.

Transportation

1,4,10,18

As far as community services go, generally the respondents are satisfied with the level of services provided. However they do feel that some improvement is needed with the top three areas of improvement needed being road maintenance, environmental protection and police protection.

When asked about transportation issues, respondents felt that generally the roads meet their needs, the condition of roads is adequate to meet their needs and there is interest in having a park and ride facility. They are somewhat in agreement that bike lanes and horse trails are needed but do not really see a need for additional snowmobile trails or a van service to Menomonie. And a majority of respondents support gravel pit and quarries in the town.

Ag, Natural and Cultural Resources

1,2,3,4,5,6,7,11,12,13,14,16,17,18

As far as community services go generally the respondents are satisfied with the level of services provided. However they do feel that some improvement is needed with the top three areas of improvement needed being road maintenance, environmental protection and police protection.

When it comes to protecting and preserving the quality of life in the town the respondents felt that the primary role of the town is that of educator with enforcer and regulator in a virtual second place tie. They felt the natural resources play a significant role in the quality of life in the town. The top three natural resources contributing to the quality of life are groundwater, surface water (streams, creeks and ponds) and light pollution (seeing stars at night). While a majority of the respondents felt environmental laws are good, a small segment feel they are excellent and about the same number feel they are poor laws.

Agriculture, specifically productive agricultural land is an important issue and a majority support having productive ag. Land remain as an agricultural use. If productive land were to be changed; in a 2/3 to 1/3 margin they prefer it to be a residential use and overwhelmingly do not support it being converted to an industrial/commercial use. However, on the issue of large scale farms they are somewhat split with a slight majority not favoring them.

Land will continue to be developed, the respondents felt that new development should be allowed but, the town should establish guidelines or ordinances to protect the rural character. Approximately 1/5 felt that existing guidelines are sufficient and a small percentage support no restrictions. As far as commercial and industrial development is concerned they overwhelmingly felt, if these uses were to in the town, they prefer those use be restricted to designated areas. Overwhelmingly they view ag related businesses, home based business, tourism and retail/service businesses as being compatible with the quality of life in the town and they generally support gravel pits.

When asked about alternative energy sources there was no clear preference but wind energy was slightly ahead of solar energy followed by methane digesters and ethanol as the least favorite choice.

Utilities and Community Facilities

1,4,9,10,16

A majority of the respondents of the survey feel the quality of life in Lucas is good with about 1/3 feeling it is excellent.

As far as community services go generally the respondents are satisfied with the level of services provided. However, they do feel that some improvement is needed with the top three areas of improvement needed being road maintenance, environmental protection and police protection.

When asked about transportation issues, respondents felt that generally the roads meet their needs, the condition of roads is adequate to meet their needs and there is interest in having a park and ride facility. They are somewhat in agreement that bike lanes and horse trails are needed but do not really see a need for additional snowmobile trails or a van service to Menomonie. And a majority of respondents support gravel pits and quarries in the town.

With respect to alternative energy sources there was no clear preference with wind energy slightly ahead of solar energy followed by methane digesters and ethanol as the least favored choice.

Land Use

1,2,3,6,8,9,11,12,13,14,15,16,17,18

The respondents felt that the natural resources play a significant role in the quality of life in the town. The top three natural resources contributing to the quality of life are groundwater, surface water (streams, creeks and ponds) and lack of light pollution (seeing stars at night).

They felt that the largest demand for housing is in the single family market, with assisted living coming in second and duplex and town homes a close third. They were strong in their opinion about forms of housing not needed with condominiums as the least desired, mobile home parks second and duplex and town homes third.

Agriculture, specifically productive agricultural land is an important issue and a majority support having productive ag land remain in agricultural use. If productive land were to be changed, by a 2/3 to 1/3 margin they prefer it to be a residential use and overwhelmingly do not support it being converted to an industrial/commercial use. However, on the issue of large-scale farms they are somewhat split, with a slight majority not favoring them.

Land will continue to be developed. The respondents felt that new development should be allowed, but that the town should establish guidelines or ordinances to protect the rural character. Approximately 1/5 felt that existing guidelines are sufficient and a small percentage support no restrictions.

As far as commercial and industrial development is concerned, residents overwhelmingly felt that if these uses were to be allowed in the town, they should be restricted to designated areas. Most felt that the town should have a policy to manage growth with a small minority supporting allowing market conditions to drive growth patterns and a smaller minority supporting restricting all growth.

Overwhelmingly they view ag related businesses, home based business, tourism and retail/service businesses as being compatible with the quality of life in the town .

When asked about alternative energy sources there was no clear preference but wind energy was slightly ahead of solar energy followed by methane digesters and ethanol as the least favored choice.

Economic Development

1,3,4,6,12,14,15,16,17,18

A majority of the respondents felt the natural resources play a significant role in the quality of life in the town. The top three natural resources contributing to the quality of life are groundwater, surface water (streams, creeks and ponds) and lack of light pollution (seeing stars at night).

However, they do feel that some improvement is needed with the top three areas of improvement needed being road maintenance, environmental protection and police protection.

Respondents felt the town should have a policy to manage growth with a small minority supporting allowing market conditions to drive growth patterns and a smaller minority supporting restricting all growth. They overwhelmingly felt that if commercial or industrial uses were to locate in the town, they prefer these uses be restricted to designated areas. Overwhelmingly they view ag related businesses, home based business, tourism and retail/service businesses as being compatible with the quality of life in the town and they generally support gravel pits. However, on the issue of large scale farms they are somewhat split with a slight majority not favoring them.

When asked about alternative energy sources there was no clear preference but wind energy was slightly ahead of solar energy followed by methane digesters and ethanol as the least favored choice.

Intergovernmental Cooperation

5,6,7,10,13

When it comes to protecting and preserving the quality of life they felt that the primary role of the town should be that of educator with enforcer and regulator in a virtual second place tie. They felt that the natural resources play a significant role in the

quality of life in the town. The top three natural resources contributing to the quality of life are groundwater, surface water (streams, creeks and ponds) and lack of light pollution (seeing stars at night). A majority of them felt environmental laws are good, with a small segment feeling they are excellent and about the same number feeling the laws are poor.

When asked about transportation issues, residents indicated that, generally, the roads meet their needs, the condition of roads are adequate to meet their needs and there is interest in having a park-and-ride facility. They are somewhat in agreement that bike lanes and horse trails are needed but do not really see a need for additional snowmobile trails or a van service to Menomonie.

It's clear that land will continue to be developed: The respondents felt that new development should be allowed but that the town should establish guidelines or ordinances to protect the rural character of the town. Approximately 1/5 feel that existing guidelines are sufficient and a small percentage support no restrictions.

Implementation

5,6,7,9,11,12,13,14,15,18

When it comes to protecting and preserving the quality of life, the respondents felt that the primary role of the town is that of educator with enforcer and regulator in a virtual second place tie.

When it comes to protecting and preserving the quality of life in the town the respondents felt that the primary role of the town is that of educator with enforcer and regulator in a virtual second place tie. They felt the natural resources play a significant role in the quality of life in the town. The top three natural resources contributing to the quality of life are groundwater, surface water (streams, creeks and ponds) and light pollution (seeing stars at night). While a majority of the respondents felt environmental laws are good, a small segment feel they are excellent and about the same number feel they are poor laws.

Agriculture, specifically productive agricultural land is an important issue and a majority support having productive ag. Land to remain as an agricultural use. If productive land were to be changed; in a 2/3 to 1/3 margin they prefer it to be a residential use and overwhelmingly do not support it being converted to an industrial/commercial use. However, on the issue of large scale farms they are somewhat split with a slight majority not favoring them.

Land will continue to be developed, the respondents felt that new development should be allowed but, the town should establish guidelines or ordinances to protect the rural character. Approximately 1/5 felt that existing guidelines are sufficient and a small percentage support no restrictions. As far as commercial and industrial development is concerned they overwhelmingly felt, if these uses were to locate in the town, they prefer those uses be restricted to designated areas. Most felt that the town should have a policy to manage growth with a small minority supporting allowing market conditions to drive growth patterns and a smaller minority supporting restricting all growth and they generally support gravel pits.

APPENDIX C

Maps

The following are explanation of maps found in this Appendix.

Soil Productivity

Productive land is necessary for the continuation of the production of food or fiber. For the sake of mapping, productivity designations were defined strictly by soil productivity. They do not reflect whether the land is currently being cropped or has a history of cropping.

Floodplains/Water Quality

For the purpose of this plan, soils with characteristics indicating it is prone to flooding have been mapped. As is the case with Federal emergency Management Agency (FEMA) maps, errors have been found. Therefore, it is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan that identifies its resource concerns and strategies for addressing and correcting the problems. The Town's Comprehensive Plan will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. This map shows the areas where future regulatory standards may be applied.

Wetlands

For the purpose of this plan, hydric soils have been mapped. These are soils that show evidence of being wet in nature. It is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Woodlands

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

Existing Land Use

This plan attempts to predict and direct development for the next 20 years. Predictions are based on trends and development patterns. Trends are normally demographic in nature while patterns are mapped. In order to predict a direction for the town it was important to understand where the town has been, so a snapshot in time was taken and mapped as Existing Land Use. The primary purpose of the Existing Land Use map is to accurately inventory the Town's present land use situation. This process utilized photo interpretation, field surveys, and local review. The inventory results confirm that the Town is a rural community with a large agricultural base and a healthy variety of natural areas. According to the goals and objectives, it hopes to be maintained as such.

To more accurately represent current land use patterns, eleven categories were developed. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan the following land use definitions were used:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.

Residential-Woods

Parcel of land greater than 10 acres, is predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or ag-related residential unit(s).

Mixed

Parcel of land greater than 10 acres that is not residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Residential-Commercial

Parcel of land 10 acres or smaller with a dual use of commerce and residential.

Farmland-Irrigated

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water, has an irrigation system (center pivot) and is predominantly agricultural in nature.

Preferred Land Use

The Preferred Land Use map represents the preferred patterns of development in the town over the next twenty years. It mainly deals with the three land uses: residential, commercial and agricultural development. These uses represent the citizens' concern regarding both "Protecting Agricultural Land" and "Preserving Rural Character",

Agricultural lands of high value in Lucas are identified on the map and defined as Important Farmland. These areas represent land that because of soil types, parcel size, proximity to other farm land and/or its potential to be irrigated are of higher agricultural value. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands may be managed at either the local or county level.

The Preferred Land Use map is intended to be a graphic depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map itself is not intended to be a rigid end-product document, but a necessary planning tool to help the community evaluate its position on development issues and thereby formulate policies that will best achieve local objectives in an effective and flexible manner.

The following were used as general guidelines in delineating various preferred areas:

- Proximity to existing development and roads.
- Terrain which is suitable for development, considering slope, wetlands, and other physical limitations.
- Soil productivity.

To meet the demand for more housing without sacrificing the spatial requirements of "sustainable agriculture" while at the same time preserving the aesthetic qualities of "rural character," three major land uses are planned: Residential-Agriculture, Agriculture and Commercial. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan they are defined as follows:

Residential-Agriculture

Parcel of land where agriculture, residential development or a combination of both should be encouraged.

Agriculture

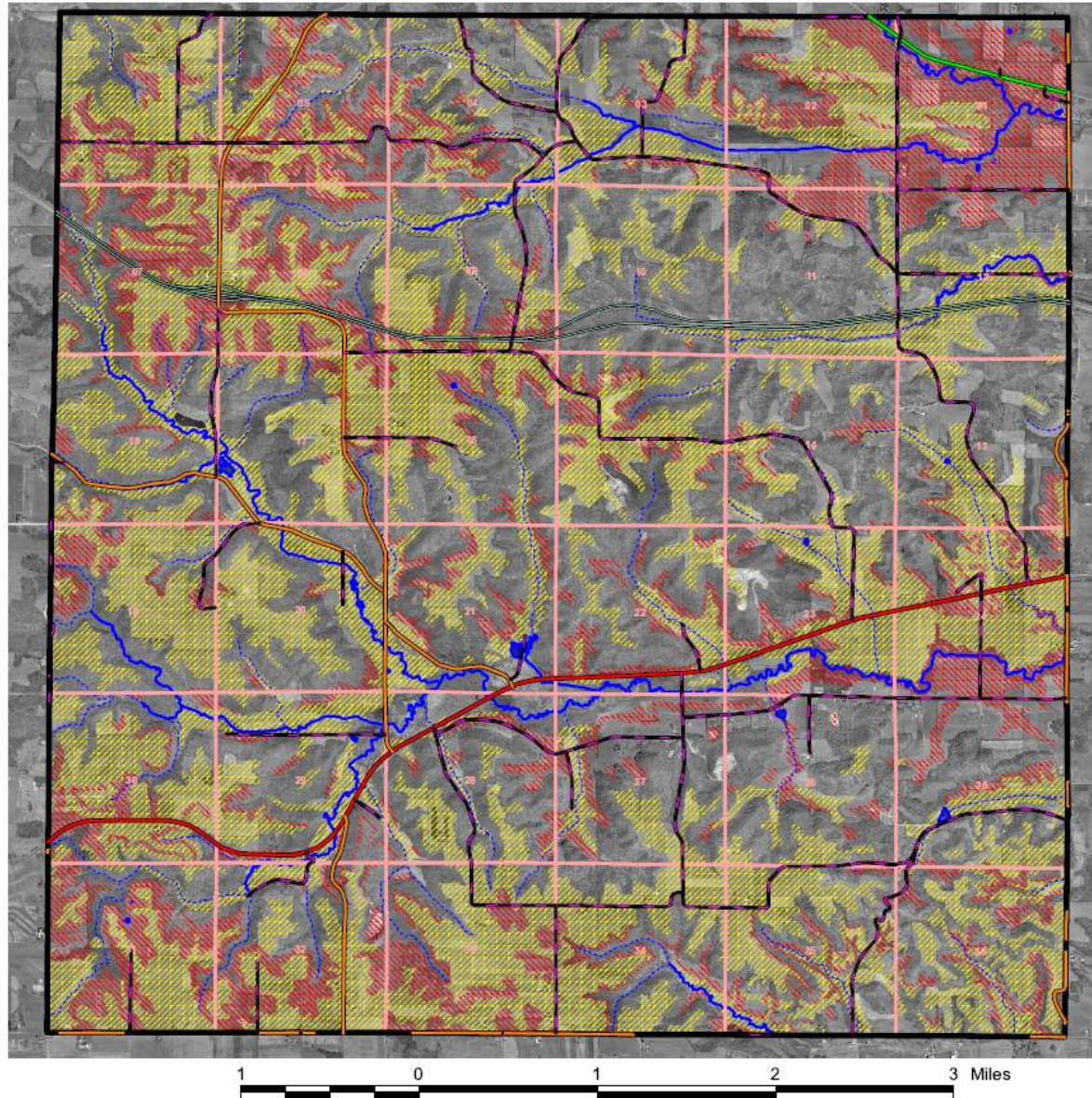
Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water which is predominantly agricultural in nature. These parcels could sustain only limited non-agricultural development. Agricultural related activities and practices should be encouraged while higher density residential development or other incompatible non-agricultural uses should be discouraged.

Commercial

Parcel of land with a primary use is seen to be commercial (includes vacant lots).

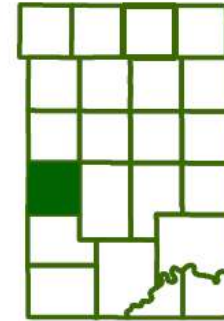
Community Facilities

The Community Facilities map represents the boundaries of School Districts in Dunn County.



SOIL PRODUCTIVITY

Town of Lucas
Dunn County, Wisconsin



High



Medium

TRANSPORTATION

Interstate

Federal

State

County

Town

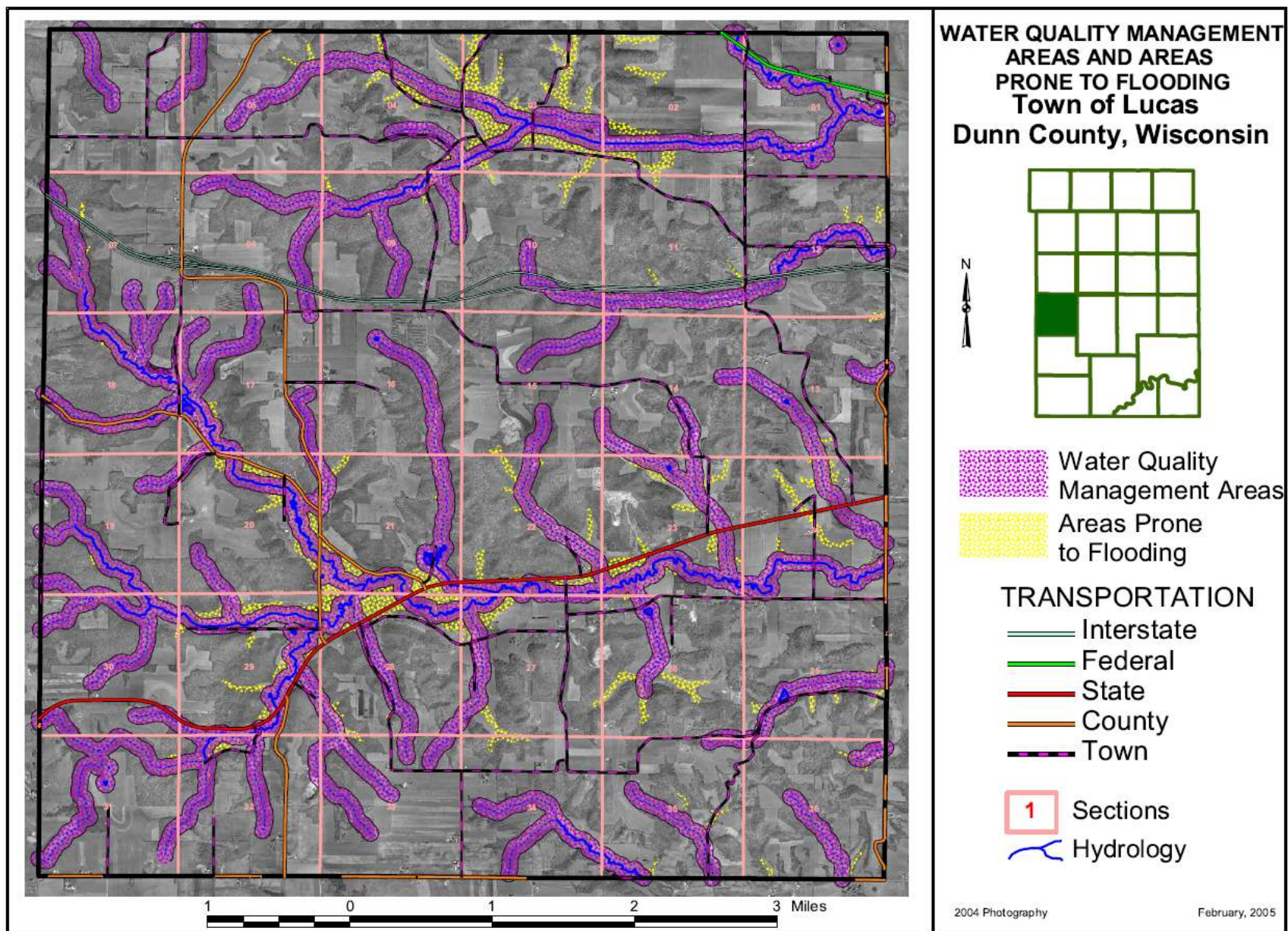


Sections

Hydrology

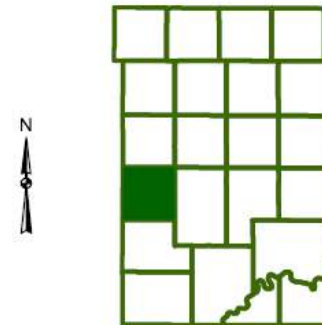
2004 Photography

March, 2005



WETLANDS

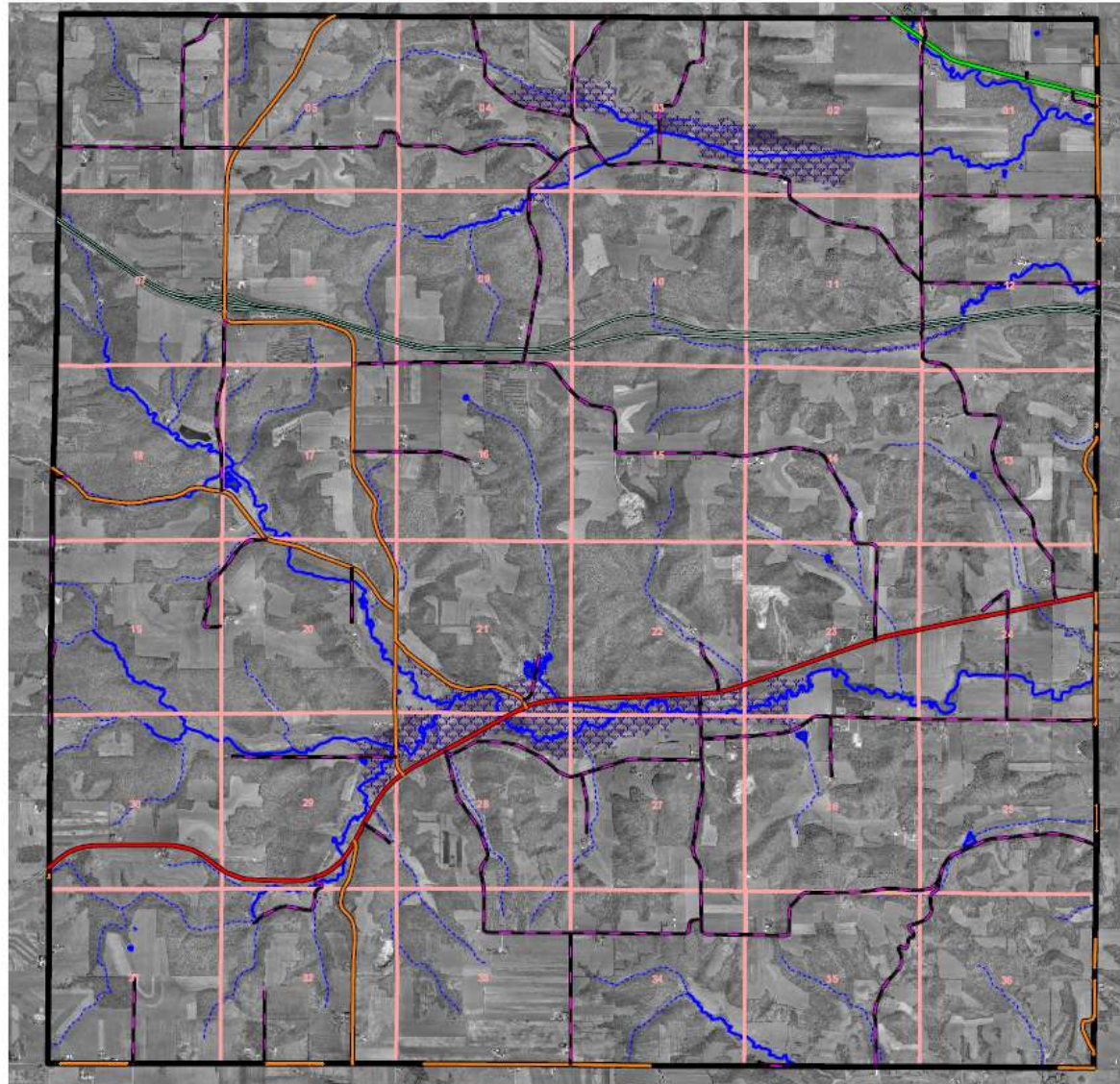
Town of Lucas
Dunn County, Wisconsin



TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

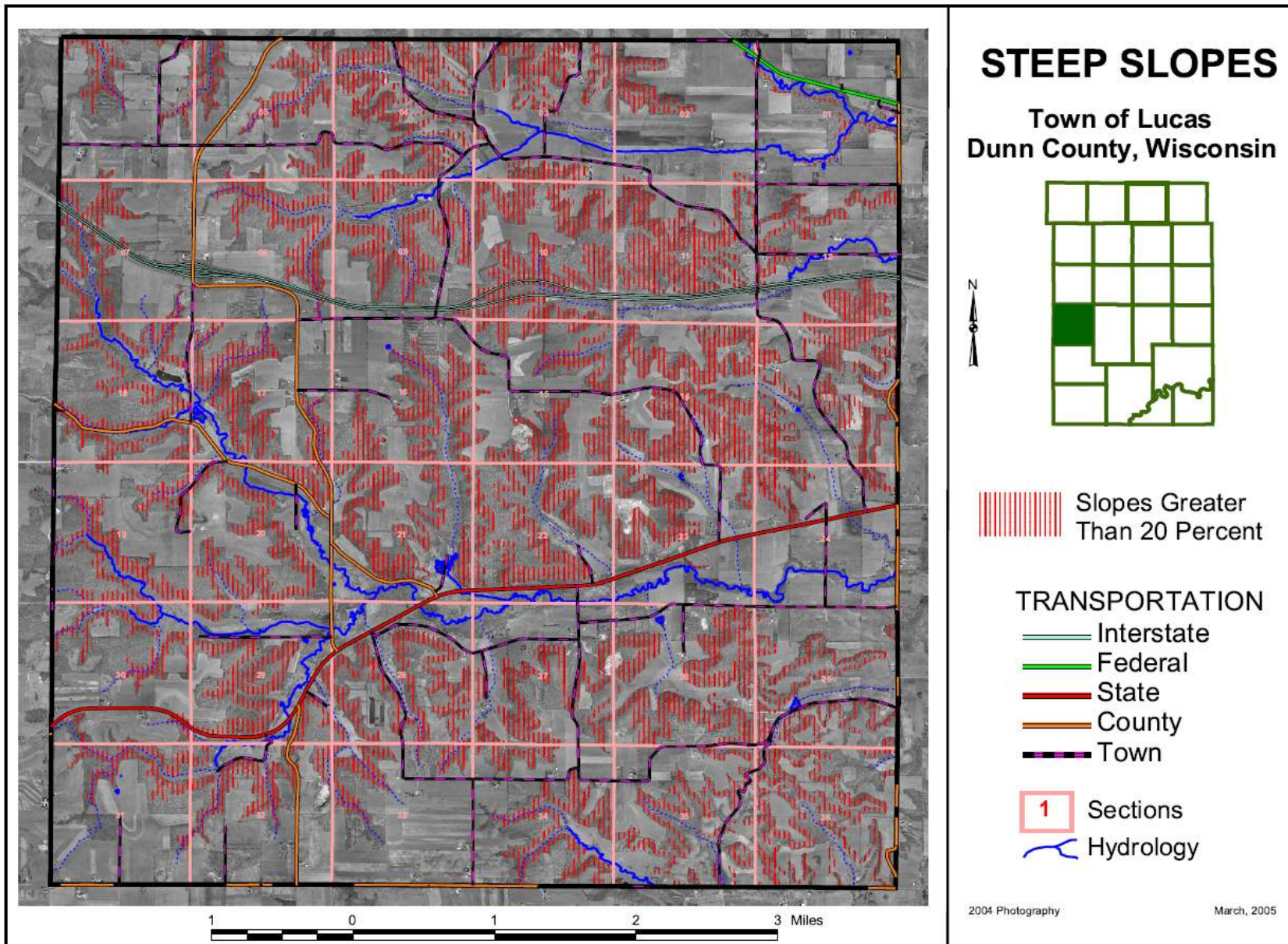
- Sections
- Hydrology

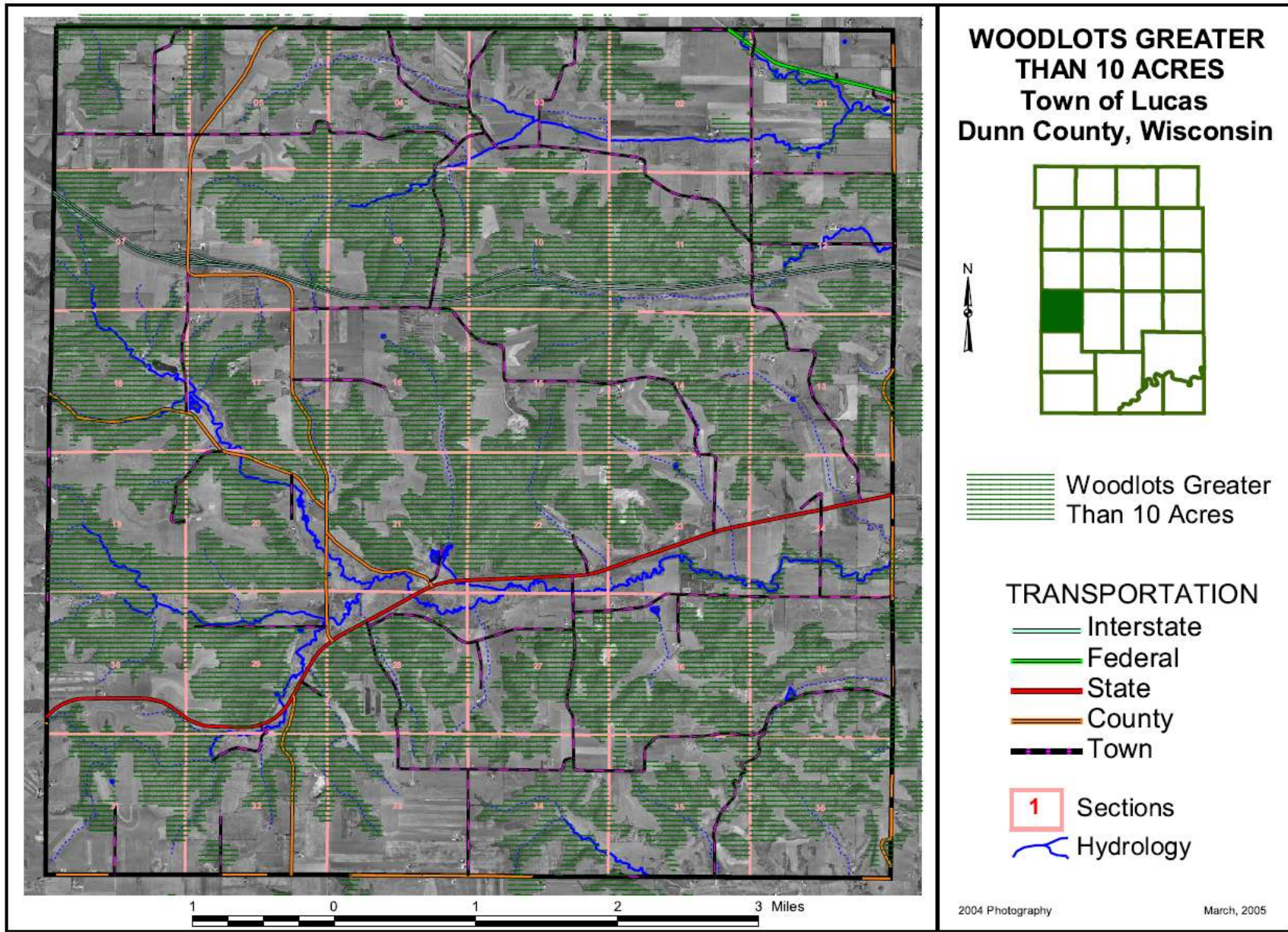


1 0 1 2 3 Miles

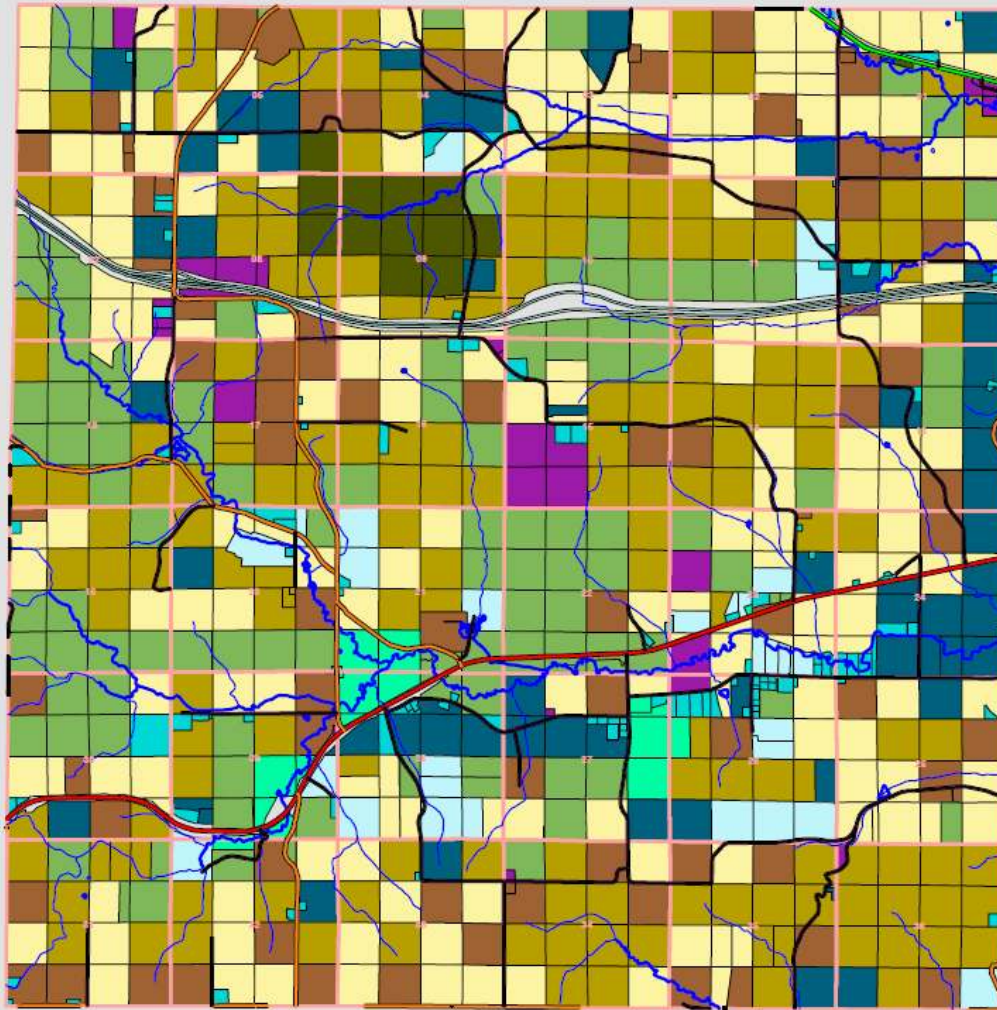
2004 Photography

March, 2005





Town of Lucas



Legend

- Industrial
- Commercial
- Residential
- Residential- Woods
- Residential- Agriculture
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public
- Dual Use
- Interstate
- Federal
- State
- County
- Town

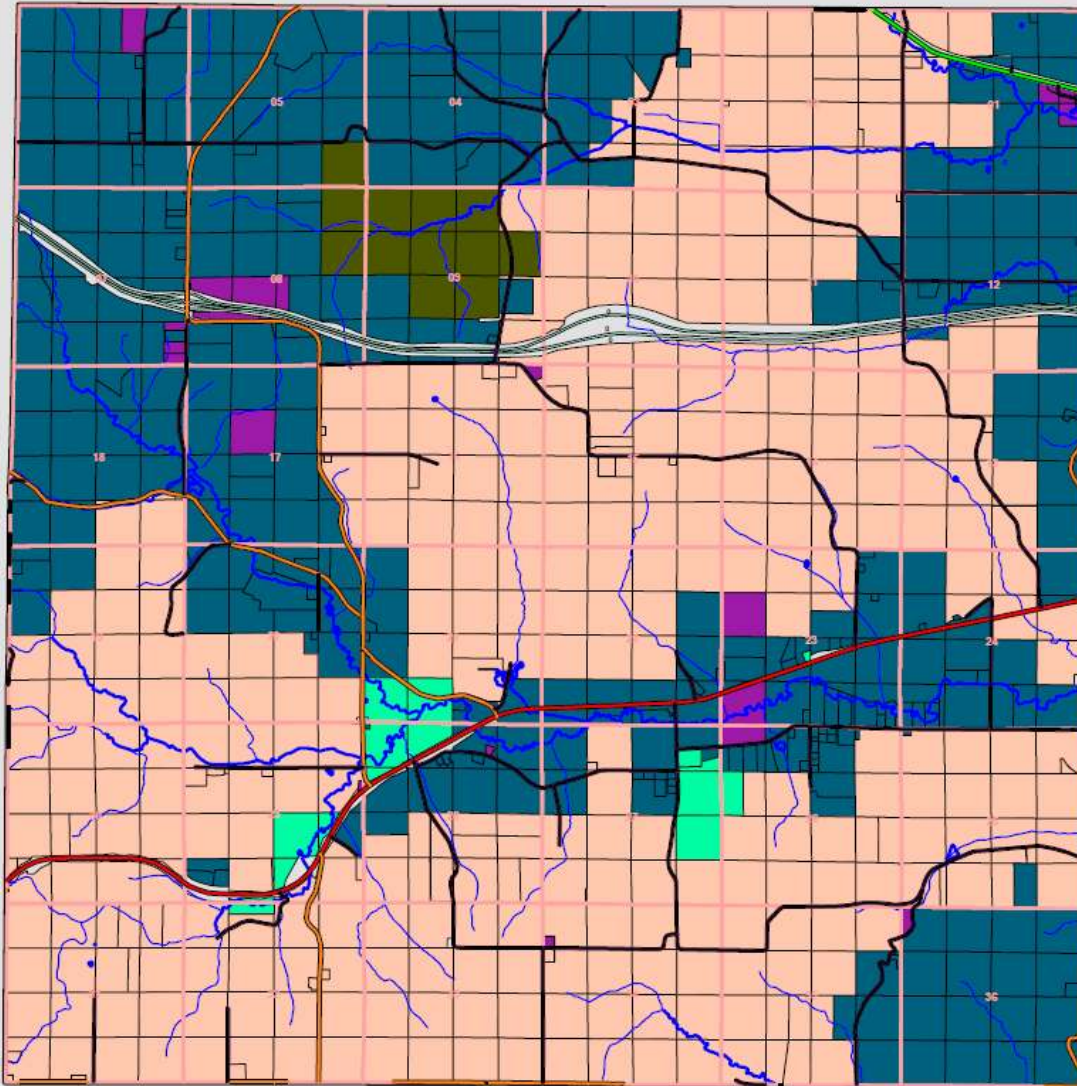
Existing Land Use

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0 0.5 1 2 Miles

Revised: 3-19-07

Town of Lucas



Legend

- Interstate
- Federal
- State
- County
- Town
- Commercial
- High Density Residential / Agriculture
- Public Recreation
- Public
- Low Density Residential / Important Farmland

Preferred Land Use

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0 0.5 1 2 Miles

Revised: 3-19-07
Revised: 4-25-07

